



Planning & Zoning Commission

Meeting Minutes Monday, July 21, 2025

The Linn County Planning and Zoning Commission meeting was called to order at 6:00 p.m. by Chair, Tina DuBois. The meeting was held in the Jean Oxley Public Service Center Formal Board Room, 935 2nd Street SW, Cedar Rapids, Iowa.

QUORUM DETERMINED:

PRESENT:	Tina DuBois, Chair	2025
	Brock Grenis, Vice-Chair	2028
	Diane Brecht	2025
	Griffin Kuntz	2026
	Mike Sadler II	2029
	Samuel Kratz	2029

ABSENT:

STAFF: Stephanie Lientz, Zoning Division Manager
Charlie Nichols, Planning & Development Director
Brad Wylam, Planner II
Grace Hobson, Planning Intern
Sue Bennett, Recording Secretary

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of June 16, 2025, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA:

PLPS25-0001	Olson's Second Addition	Land Preservation Parcel Split
PPS25-0015	Hershey Addition	Residential Parcel Split
PF25-0011	Isabel Second Addition	Final Plat

**Motion by Kuntz to approve the consent agenda, subject to the conditions of the staff reports.
Second by Grenis.**

Grenis	Aye
Kratz	Aye
DuBois	Aye
Sadler	Aye
Kuntz	Aye
Brecht	Aye

REGULAR AGENDA:

PF25-0009

MCBURNEY'S SECOND ADDITION

FINAL PLAT

Grace Hobson presented the staff report.

The proposed is a 2-lot final plat of part of the NE-NW 8-84-7 and W181.2' E521.2' N288' NE NW-EX RD SEC 8 TWP 84 R 7, resulting in the creation of one additional buildable lot. However, each proposed lot already contains an existing single-family dwelling due to a previous illegal split of the property. Proposed Lot 1 is shown to be 8.036 acres and contains a single-family dwelling constructed in 1905, with several accessory buildings, well, and septic. Proposed Lot 2 contains 2.625 acres with a single-family dwelling, constructed in 1978, well, and one existing accessory building. The subject property is zoned AG (Agricultural).

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). The property meets both Minimum Levels of Service (MLS) and Land Evaluation Site Assessment (LESA) requirements and earned a LESA score of 133.75 (the minimum threshold needed to pass in AA land use designation is 115).

Staff recommends approval subject to the conditions of the staff report.

Motion by Sadler to recommend approval of case PF25-0009, subject to the conditions of the staff report. Second by Kratz.

DuBois	Aye
Kuntz	Aye
Grenis	Aye
Sadler	Aye
Brecht	Aye
Kratz	Aye

PR25-0004

REZONING

POTTS FARM

Mike Tertinger presented the staff report.

The applicant is proposing to rezone the approximately 3.52-acre subject property from the Renewable Energy – Agricultural Overlay (RE-AG) to the Agricultural (AG) zoning district, to align with the remainder of the parent parcel. The rezone will be removing the Renewable Energy (RE) overlay and reverting the property to its underlying zoning district. The property is currently designated as AA (Agricultural Area) on the Linn County Rural Land Use Map.

A final plat case (PF25-0013) is running concurrently with the rezoning case.

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This proposal meets the standards for approval per Article IV, Section 107-72, § (4) of the Linn County Unified Development Code (UDC). Rezoning cases are not subject to Land Evaluation Site Assessment (LESA) requirements when the rezoning is to a zoning district of equal or lesser intensity. An updated Solar Lease Agreement or other form of Alliant Energy approval confirming company sign off on the rezoning request is required as condition of approval and shall be submitted prior to recording of final plat case (PF25-0013).

Staff recommends approval subject to the conditions of the staff report.

Motion by Grenis to recommend approval of case PR25-0004, subject to the conditions of the staff report. Second by Brecht.

Kratz	Aye
Grenis	Aye
DuBois	Aye
Kuntz	Aye
Sadler	Aye
Brecht	Aye

**PF25-0013
FINAL PLAT
POTTS FARM FIRST ADDITION**

Mike Tertinger presented the staff report.

The proposed final plat is a 1-lot re-plat for the purpose of reconfiguring the original boundary of Lot 1, Potts Addition. The new proposed Lot 1 is shown to be 9.74 acres. There is no increase in the number of lots as a result of this plat. The remainder of the parent parcels in the SW NE and NW SE 8-84-8 will be combined into proposed Outlot A (66.72 acres) and Outlot B (3.29 acres). The subject properties are currently zoned AG (Agricultural) or RE-AG (Renewable Energy Overlay- Agricultural). Proposed Lot 1 contains a dwelling constructed in 2009, accessory structure, well and septic.

A Rezoning request (Case # PR25-0004) is running concurrently with the final plat to rezone the northern 3.48 acres of proposed Lot 1 from Renewable Energy – Agricultural Overlay District (RE-AG) to Agricultural (AG).

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). Minor subdivisions that do not create any additional buildable lots are not subject to Minimum Levels of Service (MLS) or Land Evaluation Site Assessment (LESA) requirements.

Staff recommends approval subject to the conditions of the staff report.

Motion by Kuntz to recommend approval of case PF25-0013, subject to the conditions of the staff report. Second by Kratz.

Kratz	Aye
Grenis	Aye
DuBois	Aye
Kuntz	Aye
Sadler	Aye
Brecht	Aye

PA25-0001

UDC TEXT AMENDMENTS

NUCLEAR POWER GENERATING FACILITIES & NUCLEAR WASTE STORAGE

Charlie Nichols presented the staff report.

Staff is proposing several text amendments to the Unified Development Code (UDC) related the creation of a new exclusive use zoning district for a nuclear energy generating facility and nuclear waste storage use.

Grenis asked if the Host Community Agreement is enforceable in any way. Nichols stated yes, that Zoning approval is conditional on Host Community Agreement compliance.

Grenis asked if this would be the same as an overlay. Nichols stated that this would not be an overlay, but its own separate district.

Chris Bergan, 207 Ohio St, spoke in support of the ordinance.

Gill Gerhard, Iowa City, spoke in support of the ordinance.

Kelly Merta, 4194 Quail Ridge Rd, spoke in opposition to the ordinance.

Jeff Cooling, 5512 Mayfair St SW, spoke in support of the ordinance.

Matt Resor, 423 Truman, spoke in support of the ordinance.

Jon VanZante, 1009 Longfellow, spoke in support of the ordinance.

Wally Taylor, 2220 S 31st St, spoke in opposition to the ordinance.

Rob Corbett, 286 Thunderbird Rd, spoke in support of the ordinance.

Bruce Lindholm, 316 Forest Dr SE, spoke in support of the ordinance.

Arlo Bates, 668 NE (unable to decipher street name) spoke in support of the ordinance.

Garrett Goldfinger, 700 Universe Blvd, spoke as a representative for NextEra, and spoke in support of the ordinance.

Warren Wester, 2225 River Bluff Dr, spoke in support of the ordinance.

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Laura Myres, 3372 64th St Dr, spoke regarding the ordinance.

John Zakrasek, 531 Lawndale, spoke in support of the ordinance.

Ellis Vann, 421 Limerock, spoke regarding the ordinance.

Sara Alden, 4124 Greens Grove Rd, spoke regarding the ordinance.

Commissioners discussed the proposed language and the Host Community Agreement with staff. Tina DuBois, Chair, asked if the Host Community Agreement had been reviewed by an attorney. Nichols stated yes, an attorney has reviewed the agreement.

Staff recommends approval subject to the conditions of the staff report.

Motion by Grenis to recommend approval of case PA25-0001, subject to the conditions of the staff report. Second by Sadler.

Kratz	Aye
Grenis	Aye
DuBois	Aye
Kuntz	Aye
Sadler	Aye
Brecht	Aye

OTHER BUSINESS:

COMMISSION COMMENTS:

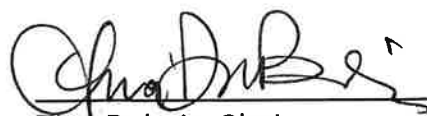
STAFF COMMENTS:

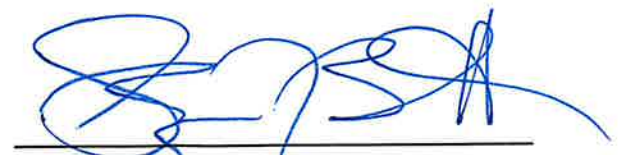
PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 7:51 p.m.

Respectfully submitted,


Tina Dubois, Chair


Sue Bennett, Recording Secretary