



Planning & Zoning Commission

Meeting Minutes Monday, August 18, 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, Planning & Zoning Division Manager
Grace Hobson, Planning Intern
Brad Wylam, Planner II
Sue Bennett, Recording Secretary

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of July 21, 2025, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA:

PF25-0014	Shady's First Addition	Final Plat
PPS25-0017	McArthur Subdivision	Residential Parcel Split
PPS25-0016	Durow First Addition	Residential Parcel Split

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

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

REGULAR AGENDA:

**PR25-0005
BATCHELER ENTERPRIZES, INC
REZONING**

Brad Wylam presented the staff report.

The applicant is proposing to rezone approximately 2.89-acres from the HC (Highway Commercial) zoning district to the USR (Urban Services Residential) zoning district. The property is located within the NMUSA (Non-Metro Urban Services Area) area on the Linn County Rural Land Use Map.

A 2-lot final plat case (PF25-0010) is running concurrently with the rezoning case. Proposed Lot 2 and Outlot A make up the subject property of the rezoning, as depicted in the rezoning exhibit. The final plat case will separate an existing single-family dwelling from the remainder, which contains a grain elevator. Proposed Lot 1 will remain in the HC (Highway Commercial) zoning district.

This proposal does not meet the Minimum Levels of Service (MLS) requirements in Article IV, Section 107-69, specifically the subject property is located over ¼-mile from a hard- surfaced road; however, as no new buildable residential lots are being created, staff believes the proposed lots are served by adequate public facilities and services.

This proposal meets the standards for approval of Article IV, Section 107-70 of the Linn County Unified Development Code (UDC). A Land Evaluation and Site Assessment (LESA) analysis is required and has earned a LESA score of 150.25 (the minimum threshold needed to pass in MUSA land use designation is 105).

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

Motion by Kratz to recommend approval of case PR25-0005, subject to the conditions of the staff report. Second by Sadler.

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

**PF25-0010
INTERSTATE GRAIN ADDITION
FINAL PLAT**

Brad Wylam presented the staff report.

The proposed final plat is a 2-lot re-plat of W467' S676.6' SW SW-EX RD SEC 15 TWP 85 R 8, resulting in the creation of one additional buildable lot. Proposed Lot 1 is shown to be 3.742 acres and contains a grain elevator business. Proposed Lot 2 contains 0.982 acres and contains one existing accessory building. Proposed Lot 2 is shown to be 3.742 acres and contains a single-family dwelling constructed in 1977, two accessory buildings, and septic. Outlot A contains 1.907 acres and contains a note stating "Outlot may only be developed in accordance with all regulations in effect at the time development is proposed."

The subject property is currently zoned HC (Highway Commercial). Rezoning case PR25-0005 is running concurrently with this final plat case to rezone proposed Lot 2 and Outlot A to USR (Urban Services Residential).

This proposal does not meet the Minimum Levels of Service (MLS) requirements in Article IV, Section 107-69, specifically the subject property is located over ¼-mile from a hard-surfaced road; however, as no new buildable residential lots are being created, staff believes the proposed lots are served by adequate public facilities and services.

This proposal meets the standards for approval of Article IV, Section 107-70 of the Linn County Unified Development Code (UDC). A Land Evaluation and Site Assessment (LESA) analysis is required and has earned a LESA score of 150.25 (the minimum threshold needed to pass in MUSA land use designation is 105).

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

Motion by Kuntz to recommend approval of case PF25-0010, subject to the conditions of the staff report. Second by Kratz.

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

OTHER BUSINESS:

COMMISSION COMMENTS:

STAFF COMMENTS:

Lientz discussed the proposed Linn County Comprehensive Plan and Future Land Use Map updates.

PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 6:28 p.m.

Respectfully submitted,



Tina DuBois, Chair



Sue Bennett, Recording Secretary