



Planning & Zoning Commission

Meeting Minutes
Monday, September 15, 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
	Griffin Kuntz	2026
	Mike Sadler II	2029
	Samuel Kratz	2029
ABSENT:	Brock Grenis, Vice-Chair	2028
	Diane Brecht	2025
STAFF:	Stephanie Lientz, Planning & Zoning Division Manager	
	Mike Tertinger, Senior Planner	
	Sue Bennett, Recording Secretary	

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of the August 18, 2025, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA: There were no cases on the Consent Agenda.

REGULAR AGENDA:

PC25-0009

BUFFALO BRIDGE REPLACEMENT CONDITIONAL USE FLOODPLAIN

Mike Tertinger presented the staff report.

The applicant is requesting a Conditional Use Floodplain Permit for excavation (approx. 3 acres) within a FEMA designated Floodway area of Buffalo Creek at Burlingham Road. The applicant is proposing a road realignment and removal of the existing (14' x 110') iron truss bridge. The bridge will be replaced with a larger (30' x 150') continuous concrete slab bridge. No changes are proposed to the river channel. The project includes improvements to the bridge approaches, embankments and an increase in bridge deck height of approximately 3' to 4'. Once excavation activities and bridge construction are complete, the impacted area will be reseeded.

With excavation occurring within the Floodway, it is important to ensure that the project will not cause a rise in flood heights or velocities by requiring the submittal of an engineer stamped "No-Rise" certificate. The applicant must obtain all relevant permits, and meet all conditions required by state and federal entities including the Iowa Department of Natural Resources (IDNR) and the Army Corps of Engineers (ACoE). The proposal appears to meet all applicable standards for approval in Article VII, Section 107-144 of the Unified Development Code.

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

DuBois asked what a No-Rise Certificate is. Tertinger replied that it is a document signed by a licensed professional engineer that certifies a proposed development project in a regulatory floodway will not increase flood heights, floodway elevations, or floodway widths and ensure there is no adverse impact on flood levels during a 100-year flood event.

Motion by Kuntz to recommend approval of case PC25-0009, subject to the conditions of the staff report. Second by Kratz.

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

OTHER BUSINESS: Center Point Fringe Area Plan will be discussed at the October meeting.

COMMISSION COMMENTS:

STAFF COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 6:09 p.m.

Respectfully submitted,



Tina Dubois, Chair


Sue Bennett, Recording Secretary