



Board of Adjustment

Meeting Minutes Wednesday, October 29, 2025

The Linn County Board of Adjustment meeting was called to order at 6:00 p.m. by Chair, Brian Price. The meeting was held in the Jean Oxley Public Service Center Formal Board Room, 935 2nd Street SW, Cedar Rapids, Iowa.

QUORUM DETERMINED:

PRESENT:	Brian Price, Chair	2026
	Sara Alden	2025
	Ron Hoover	2027
	Michael Martin	2029
	Chris Meader	2028

ABSENT:

STAFF:

- Stephanie Lientz, Planning & Zoning Division Manager
- Mike Tertinger, Senior Planner
- Amy Speed, Recording Secretary
- Elena Wolford, Assistant County Attorney

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of the July 30, 2025, Board of Adjustment meeting were approved as submitted.

REGULAR AGENDA:

PSE25-0003

SPECIAL EXCEPTION

Stephanie Lientz presented the staff report.

The applicant is requesting a Special Exception from lot depth ratio requirements. Any newly created lot is required to have a lot depth that is less than 4 times the width of the proposed lot, a ratio of 4:1. The applicant is proposing a future subdivision which would create lots with a lot depth ratio of 5.39:1 and 5.12:1, respectively, if this Special Exception request is granted.

For any newly created lot, the depth of a lot in relation to width of greater than a 4:1 ratio shall be avoided per Article IV, Section 107-72, § (2)(h)(4)(vii) of the Linn County Unified Development Code (UDC).

A Special Exception may only be granted by the Board of Adjustment upon a finding that, due to special conditions, an enforcement of the provisions of the ordinance will result in a "practical difficulty" upon the applicant.

Staff recommends the special exception be denied as a practical difficulty has not been demonstrated.

Martin asked about why the County has the width/length ratio. Lientz explained that the rule has been in effect since 2006. Price asked if there was a reasonable alternative and there were a few. Price called for the applicant to speak.

Matthew Banowetz- 3810 Antelope Trl NE, Cedar Rapids, IA 52402, spoke that the main reason was to have buildable parcels close to the road because the topography shows how hard a road would be to build.

Steve Scott- 3426 Standlea Rd, Toddville, IA spoke about the alternative site and how much road would have to be laid.

Sarah Banowetz- 3810 Antelope Trl NE, Cedar Rapids, IA 52402, spoke about the land as well and how it is near impossible to go down the hill.

Alden agreed that it is a unique case but does not see practical difficulty as there are alternatives. Hoover, Martin and Price all spoke about practical difficulties being present due to the shape of the parcel and the steep slopes. Meader had no comment.

Motion by Hoover to recommend approval of case PSE25-0003, as developed by the Board of Adjustment. Seconded by Martin.

Alden	No
Price	Aye
Meader	Aye
Hoover	Aye
Martin	Aye

PC25-0009 CONDITIONAL USE FLOODPLAIN PERMIT

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.

No comments were heard.

Motion by Martin to recommend approval of case PC25-0009, subject to the conditions of the staff report. Seconded by Alden.

Martin	Aye
Alden	Aye
Meader	Aye
Price	Aye
Hoover	Aye

**PC25-0010
CONDITIONAL USE MINOR MODIFICATION**

Mike Tertinger presented the staff report.

The applicant is proposing a 13.24-acre expansion of an existing sand and gravel operation on the 50.7-acre subject property. This is the next phase of a project area Wendling Quarries has been operating since the mid 1990's. The property has been in commercial operation under the sand and gravel extraction business use since a 1970 Linn County Board of Adjustment approval. Per the applicant, all aspects of the existing operation including sales, hours, truck traffic and commercial activities will remain unchanged after expanding into the new ground. The current haul route within the subject property will be shifted south (see Site Plan) to accommodate the expansion area. The property is currently zoned AG (Agricultural).

Per Article IV, Section 107-73, § (6)(b), minor modifications to approved conditional uses are permissible with the approval of the Board of Adjustment after review by the Technical Review Committee. A modification is minor if it has no substantial impact on neighboring properties, the general public, or those intended to use the development.

Quarries, mining and other extractive uses are allowed as a Conditional Use in the AG (Agricultural) zoning district per Table 107-147-1 in Article VII of the UDC. It appears that the proposal meets all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) and Article VI Sec 107-116(c) of the UDC. The use appears to be compatible with surrounding property uses and adequate measures can be taken to minimize any potential adverse impacts on adjoining property. The applicant is required to obtain or maintain all local, state or federal permitting requirements including a local floodplain permit.

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

Josh Binnebeese- 2647 225th St, Dewitt, IA 52742, spoke about the business and the property itself and the changes to be made.

Motion by Martin to recommend approval of case PC25-0010, subject to the conditions of the staff report. Seconded by Alden.

Hoover	Aye
Price	Aye
Martin	Aye
Alden	Aye
Meader	Aye

OTHER BUSINESS:

Stephanie Lientz spoke briefly about the proposal by Stutsman to add 30,000 gallons of anhydrous ammonia storage at 211 Southview Rd in Fairfax. This was already approved under case C-10-14 on April 29, 2015. Lientz explained this was just the notification that the Iowa Department of Agriculture and Land Stewardship needed; no discussion or vote is necessary.

BOARD COMMENTS:

None

STAFF COMMENTS:

None

PUBLIC COMMENTS:

None

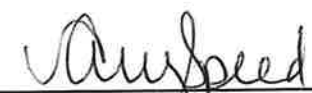
ADJOURNMENT:

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,



Brian Price, Chair



Amy Speed, Recording Secretary