



Planning & Zoning Commission

Meeting Minutes Monday, December 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
	Brock Grenis	2028
	Diane Brecht	2025
	Mike Sadler II	2029
	Samuel Kratz	2029
ABSENT:	Griffin Kuntz, Vice Chair	2026
STAFF:	Charlie Nichols, Planning & Development Director	
	Stephanie Lientz, Planning & Zoning Division Manager	
	Mike Tertinger, Senior Planner	
	Brad Wylam, Planner II	
	Sue Bennett, Recording Secretary	

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of November 17, 2025, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA:

PLPS25-0003	Barner Farms 2 nd Addition	Land Preservation Parcel Split
PPS25-0022	Windfield Eighth Addition	Residential Parcel Split
PPS25-0021	Hollenbeck Road First Addition	Residential Parcel Split
PPS25-0020	Henderson Family Trust 1 st Addition	Residential Parcel Split
PF25-0022	Timberlake 4 th Addition	Final Plat
PF25-0021	Jordan 2 nd Addition	Final Plat

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

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

REGULAR AGENDA:

PF25-0023 CRESTVIEW ACRES SIXTH ADDITION FINAL PLAT

Brad Wylam presented the staff report.

The proposed final plat is a 1-lot re-plat of Lot 17 of Crestview Acres Addition, resulting in no additional buildable lots. Proposed Lot 1 is shown to be 0.34 acres, proposed Outlots A and B also contain 0.34 acres each. There are no buildings on any of the proposed parcels. The subject property is zoned USR (Urban Services Residential).

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 155.85 (the minimum threshold needed to pass in MUSA land use designation is 105).

Per discussion by the Technical Review Committee, proposed Lot 1 may have limited area to construct a house, well, and septic system due to required separation distances and property setbacks.

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

Motion by Brecht to recommend approval of case PF25-0023, subject to the conditions of the staff report. Second by Sadler.

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

PC25-0011 CONDITIONAL USE TREE TRIMMING SERVICE

Mike Tertinger presented the staff report.

The applicant is requesting a Conditional Use Permit for a Lawn, Garden & Yard Maintenance Service business on the subject property. The applicant is currently operating Arbor Masters, a tree care business, in addition to an existing single-family residential use at this address. Continuation of the business at this location, per compliance with Linn County Unified Development Code, requires severing the existing residential use from the business use. As such, the applicant submitted a 2-Lot Final Plat application (case # PF25-0019) which was recommended for approval at the November 17, 2025, Planning & Zoning Commission meeting.

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Materials proposed to be stored outdoors for the business use include: logs, tree debris and mulch. Several business vehicles are also stored outdoors as well as three fuel tanks. The applicant indicates 7 full-time employees come to the site daily, 2 remain on site in an office, with the business operating Monday through Friday from 8am to 5pm. The subject property is zoned Agricultural (AG) with a future land use designation of Agricultural Area (AA).

The lawn, garden and yard maintenance services business use is allowed with a Conditional Use Permit in the AG zoning district. Pending approval and subsequent recording of Final Plat (case# PF25-0019), the proposal appears to meet all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) and Article VI, Section 107-115, § (k) regarding lawn, garden, and yard maintenance services in the Linn County Unified Development Code (UDC). The proposal appears to meet the standards in Article VI, Section 107-115, § (k) regarding outdoor storage of materials being screened from adjacent residential uses or a public road. An electrical permit is also required for all commercial fuel tanks and has been added as a condition of approval.

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

Motion by Grenis to recommend approval of case PC25-0011, subject to the conditions of the staff report. Second by Sadler.

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

**PC25-0012
CONDITIONAL USE
ELECTRICAL UTILITY SUBSTATION**

Stephanie Lientz presented the staff report.

The applicant is proposing to construct an electrical distribution substation on 3.0 acres of land on the subject property. A prior Conditional Use Permit (case C-05-14) was submitted and approved in 2014 for a substation at this location, but the approval expired after 5 years. A Final Plat (case# F-4-14) was previously completed to create the parcel needed to accommodate the substation project.

It appears that the proposal meets all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) of the Linn County Unified Development Code (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. There are no specific standards related to utility substations in the UDC.

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

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DuBois asked if there had been any sound complaints from the public regarding any other electrical substations. Lientz responded that there were comments about the sound prior to the substations commencing, but no complaints after they were in operation.

Grenis asked what screening would entail. Lientz responded that the screening requirement allows for both fencing and vegetative screening.

Surveyor Isaac Hodgins, 1612 Edgewood Road, and applicants Ann Weideman, 130 Whispering Wind Lane, and Matthew Deam, 118 Walnut Street came to the podium. Hodgins stressed that they will be applying for building permits once the site has been developed, and that the environmental concerns have been noted, and will be mitigated. He stated the NPDES and storm water permits are already in place. He stated that any sound created will be dissipated by the time it hits the property line to manageable ambient levels, and that all lighting (except for emergency floods) will be downcast.

Hodgins offered to answer any questions the Commission might have.

Grenis asked if the substation was being completed for current demand, or future expectations. Deam replied that it was to meet current demand.

Public comments were made.

Kim Peterson, 1730 McRoberts Road, spoke. She stated that she lives close to the property, and she wonders who would be using the energy generated – would it be the quarry? She also asked, if this case is approved, that it doesn't appear there would be any screening on the south side, which faces the road and can be seen by automobiles passing by.

Kim Tucker, 1741 Cedar Crest, spoke. She stated the area currently has low noise, dark skies, and wildlife, and she is concerned that this substation will affect the quality of life in the neighborhood.

DuBois asked why this location was chosen for the substation. Deam stated that ideal locations for substations are difficult to find.

Hodgin responded that Alliant has no issues with adding screening on the south side of the property, as long as it doesn't interfere with transmission lines.

Kratz asked who would be supplied with the power from this substation. Hodgins stated it would not be dedicated to a single business. Kratz then asked about the noise and would it carry to the west. Deam stated that the highway noise would be louder than the substation noise.

DuBois asked if approval of this project would open the door to other industrial businesses. Lientz stated no, that any additional expansion of businesses would need to be heard by the BOA.

DuBois asked how far away the closest neighbor is? Hodgins answered 600 feet.

Weideman stated that studies done show that property values do not lessen when a substation is present.

Motion by Grenis to recommend approval of case PC25-0012, subject to the conditions of the staff report, and adding a condition for additional screening on the south side. Second by Kratz.

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

**PR25-0006
REZONING – NUCLEAR
AG TO EU-2**

Charlie Nichols presented the staff report.

NextEra Energy Duane Arnold, LLC (NEDA) is requesting to rezone eight parcels totaling approximately 393 acres of land currently zoned AG (Agricultural) to the EU-2 (Exclusive Use Two, Nuclear Energy Generating Facility and Nuclear Waste Storage) district to allow recommissioning of the Duane Arnold Energy Center (DAEC). Approximately 209.72 acres of the AG land to be rezoned are within the Renewable Energy Overlay District, and this overlay district will remain.

The rezoning area includes the existing nuclear facility north of Palo, where NEDA proposes to restore approximately 615 MW of nuclear generating capacity by refurbishing existing systems, replacing equipment removed after the 2020 shutdown, and installing limited new infrastructure. The project will primarily utilize the historic footprint of DAEC, and surrounding land uses include utility-scale solar, sand extraction, and agricultural production. The applicant is proposing to construct an electrical distribution substation on 3.0 acres of land on the subject property. A prior Conditional Use Permit (case C-05-14) was submitted and approved in 2014 for a substation at this location, but the approval expired after 5 years. A Final Plat (case# F-4-14) was previously completed to create the parcel needed to accommodate the substation project.

All required pre-application steps, application materials, and major site plan elements have been completed, and the project meets applicable rezoning review standards, including consistency with the Linn County Comprehensive Plan. The recommissioned facility will rely on existing onsite water, wastewater, and transportation systems, with traffic impacts comparable to historic operating levels. Prior to rezoning approval, NEDA will enter into a Host Community Agreement with Linn County, as required for the EU-2 district.

A rezoning to an exclusive use zoning district is exempt from Land Evaluation and Site Assessment analysis per Article IV, Section 107-70 of the Linn County Unified Development

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Code (UDC). It appears that the proposal meets all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) of the Linn County Unified Development Code (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. There are no specific standards related to utility substations in the UDC.

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

Grenis asked if Linn County will be using a host community agreement. Nichols state yes, it is currently being working on. He stated that the host community agreement, which will be heard on January 5 and January 7, will need to be signed before the Rezoning goes for 3rd and Final Consideration on January 14, 2026.

Garrett Goldfinger, 740 Universe Blvd, representing NextEra Energy Duane Arnold, LLC, presented a slideshow and offered to answer any questions the Commission might have. The Commission had no questions.

Public comments were made.

Doug Blair, 1146 James Avenue, spoke in support of the proposed rezoning.
Michael Long, 3815 Terrace Hill, spoke in support of the proposed rezoning.
Jeff Cooling, 5512 Mayfair St, spoke in support of the proposed rezoning.
Tom Moore, 3092 Brittany Circle, spoke in support of the proposed rezoning.
Barbra Solberg, 2075 Vista Circle, spoke in support of the proposed rezoning.
Frank Van Etten, 4210 Wileys Road, spoke in support of the proposed rezoning.
Thomas Bean, West Des Moines, spoke in support of the proposed rezoning.
Al Schafbuch, 509 Sherman St, spoke in support of the proposed rezoning.

Motion by Sadler to recommend approval of case PR25-0006, subject to the conditions of the staff report. Second by Kratz.

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

OTHER BUSINESS:

COMMISSION COMMENTS:

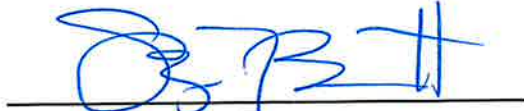
STAFF COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,


Tina Dubois, Chair
Sue Bennett, Recording Secretary