



Board of Adjustment

Meeting Minutes Wednesday, December 30, 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
	Chris Meader	2028
ABSENT:	Michael Martin	2029
STAFF:	Stephanie Lientz, Planning & Zoning Division Manager	
	Sue Bennett, Recording Secretary	

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of the October 29, 2025, Board of Adjustment meeting were approved as submitted.

REGULAR AGENDA:

PC25-0011

CONDITIONAL USE – TREE SERVICE BUSINESS

Stephanie Lientz 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. 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.

Alden asked if Planning & Development had heard anything from the neighbors regarding this case. Lientz stated no neighbors had commented.

Meador asked if the zoning would remain the same. Lientz said the zoning will not change.

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

Alden	Aye
Price	Aye
Meador	Aye
Hoover	Aye
Martin	Absent

PC25-0012 CONDITIONAL USE ELECTRICAL 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.

Hoover asked if the lighting would be downcast. Lientz stated yes.

Isaac Hodgins, surveyor, and Anne Weideman came to the podium to answer any questions. Hoover asked if the lighting would cause any issues for the neighbors. Hodgins stated all the lighting is downcast, except for flood lights which would be used for maintenance in the event of an emergency. Those floods would only be used for that purpose.

Motion by Meader recommend approval of case PC25-0012, subject to the conditions of the staff report. Second by Hoover.

Martin	Absent
Alden	Aye
Meader	Aye
Price	Aye
Hoover	Aye

OTHER BUSINESS:

BOARD COMMENTS:

STAFF COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 6:36 p.m.

Respectfully submitted,

Brian Price, Chair

Sue Bennett, Recording Secretary