



Planning & Zoning Commission

Meeting Minutes Monday, April 20, 2026

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	2030
	Brock Grenis	2028
	Joseph Sperfslage	2030
	Griffin Kuntz, Vice-Chair	2026
	Mike Sadler II	2029
	Samuel Kratz	2029

ABSENT:

STAFF: 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 February 16, 2026, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA:

PPS26-0001	Finn Farm First Addition	Residential Parcel Split
PF26-0002	Stephenson's Addition	Final Plat
PF26-0003	Sutter Farm First Addition	Final Plat

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

Grenis	Aye
Sperfslage	Aye
Sadler	Aye
DuBois	Aye
Kuntz	Aye
Kratz	Aye

REGULAR AGENDA:

PF26-0005 MCGRAW FARM FIRST ADDITION FINAL PLAT

Brad Wylam presented the staff report.

The proposed is a 2-lot final plat of the S1/2 SE ¼ SE ¼ NW ¼ of Section 28-86-8, resulting in the creation of one additional buildable lot. Proposed Lot 1 contains 2.01 acres. Proposed Lot 2 contains 2.03 acres. There are 0.94 acres (Lot A) of dedicated road right-of way. Proposed Lot 1 contains a dwelling built in 1976, two accessory structures, well, and septic. There are no existing structures on proposed Lot 2. The subject property is zoned AG (Agricultural).

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 122.75 (the minimum threshold needed to pass in AA land use designation is 115).

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

Motion by Kuntz to recommend approval of case PF26-0005, subject to the conditions of the staff report. Second by Kratz

DuBois	Aye
Kuntz	Aye
Grenis	Aye
Sadler	Aye
Sperfslage	Aye
Kratz	Aye

PF26-0004 SUTTER FARM SECOND ADDITION

Mike Tertinger presented the staff report.

The proposed is a 2-lot final plat of the S1/2 SE NE SEC 11 TWP 85 R 6, resulting in the creation of one additional buildable lot. Proposed Lot 1 contains 9.75 acres. Proposed Lot 2 contains 9.73 acres. There are 0.76 acres (Lot A) of dedicated road right-of way. There are no existing structures on either proposed lot. There is one existing permitted field entrance toward the south end of proposed Lot 2. The subject property is zoned AG (Agricultural).

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 118.75 (the minimum threshold needed to pass in AA land use designation is 115).

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

Motion by Sadler to recommend approval of case PF26-0004, 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:

PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 6:13 p.m.

Respectfully submitted,

Tina Dubois, Chair

Sue Bennett, Recording Secretary