



Board of Adjustment

Meeting Minutes Wednesday, March 25, 2026

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:	Sara Alden, Vice Chair	2030
	Diane Brecht	2029 (completing Michael Martin's term)
	Chris Meader	2028

ABSENT:	Brian Price, Chair	2026
	Ron Hoover	2027

STAFF: Stephanie Lientz, Planning & Zoning Division Manager
Mike Tertinger, Senior Planner
Sue Bennett, Recording Secretary

See attendance sheet for community sign in.

Vice-Chairperson Alden called the meeting to order at 6 p.m.

APPROVAL OF MINUTES:

The minutes of the February 25, 2026, Board of Adjustment meeting were approved as submitted.

REGULAR AGENDA:

PC26-0002

CONDITIONAL USE MINOR MODIFICATION

Mike Tertinger presented the staff report.

The applicant is requesting to add temporary lighting to two (2) fields at the Tuma Soccer Complex from April 1 through June 10 and from August 15 through October 31, 2026. The applicant indicated that increased participation in soccer at the complex has led to a need to provide increased practice time, and this proposal would allow additional practices to be held. The applicant is proposing to install 4 temporary lights per field, on 2 fields, for a total of 8 lighting units. These lights are 23 feet tall, and each has a generator providing power. The lights would be in use Monday through Thursday from sunset to 10:00 p.m.

The outdoor recreation and entertainment soccer field use has existed at this location since 1995. The property is zoned AG (Agricultural). The outdoor recreation and entertainment soccer field use was a

permitted use in the AG zoning district prior to January 1, 2006, when it changed to a conditional use. Per Article V, Section 107-93, § (a) of the Unified Development Code (UDC) staff has determined that the existing soccer field is considered to be a lawful conditional use, which may continue indefinitely. 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.

A condition of the original case (M-02-95) approving the soccer field use prohibited any lighting on the property except for security lighting; therefore, the proposal for temporary lighting must be considered through the Conditional Use – Minor Modification process.

The outdoor recreation and entertainment soccer field use is allowed as a Conditional Use in the AG (Agricultural) zoning district per Table 107-147-1 in Article VII of 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 UDC. The proposal must meet the parking standards found in Article V, Section 107-93, § (e) 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.

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

Motion by Brecht to recommend approval of case PC26-0002, subject to the conditions of the staff report. Second by Meader.

Alden	Aye
Price	Absent
Meador	Aye
Hoover	Absent
Brecht	Aye

PC26-0003 CONDITIONAL USE MINOR MODIFICATION

Stephanie Lientz presented the staff report.

In 2020, the applicant was approved to construct and operate an agricultural chemical and fuel storage and distribution facility on the subject property (case # JC20-0010). Materials stored on site include: anhydrous ammonia, dry fertilizer, liquid nitrogen, agricultural chemicals, liquid propane, diesel fuel, and gas/gasohol. The original site plan shows four phases of expansion of the operation on the site: the first phase included an office, shop, chemical and anhydrous storage; the second phase includes a fertilizer plant, fuel plant, and a liquid propane plant; phase three includes a wash bay and cold storage; and phase four includes another office and warehouse structure.

The applicant is requesting modifications to the existing Conditional Use Permit to change the proposed hours of operation to allow for extended seasonal hours. Additionally, the proposed Phase 2 building size has increased from 15,000 sq. ft. to 22,750 sq. ft. and the proposed location has shifted southwest.

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.

Agricultural chemicals, fertilizer, liquid propane, and other related fuels or anhydrous ammonia storage and distribution is an allowed use in the AG (Agricultural) zoning district with a Conditional Use Permit. It appears that the proposal meets all the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) of the Linn County Unified Development Code (UDC). The proposal also appears to meet the standards for agricultural chemical/fuel storage and distribution in Article VI, Section 107-115 § (g) of the UDC.

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

There were no Board questions for staff.

Ron Waeste spoke on behalf of Linn Coop. He stated that they want to be good neighbors and understand the request for additional screening and lighting. He added that lighting is required for security purposes.

Brian Kientzle, neighbor, spoke regarding the lighting issues. He stated that he has worked in Agriculture and Agricultural – Related businesses for 30 years, and that the noise, hours, and activity are not an issue at all, and that in that respect, Linn Coop has been a good neighbor. His only issue is with the lighting. He said at night, he can't look north from his property as it is too bright from the lights. He requested downcast lighting, and dimmer bulbs. Asked if it was possible for lights to be turned off when not in use, other than those needed for security and safety.

Meador recommended that the Board add a condition to add vegetation, with full coverage to the south and some to the north.

Brecht recommended the Board add a condition re: downcast lighting and turning off the lights when not in use.

Alden asked if the Board has any jurisdiction over the existing buildings.

Lientz stated that, for the existing building, Planning & Development has recommended that Linn Coop add additional shielding to fixtures, using lower density bulbs, and turning off the lights when not in use. Lientz added the Board would need to add those conditions to the new building.

Board discussed modifying the conditions to include vegetative screening along the southern and western property lines and requiring additional shielding on downcast lighting.

Motion by Meador to recommend approval of case PC26-0003, subject to the conditions of the staff report, as modified by the Board of Adjustment. Second by Brecht.

Brecht	Aye
Alden	Aye
Meador	Aye
Price	Absent
Hoover	Absent

OTHER BUSINESS:

BOARD COMMENTS:

STAFF COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT:

The meeting was adjourned at 6:37 p.m.

Respectfully submitted,

Sara Alden, Vice-Chair

Sue Bennett, Recording Secretary