



Planning & Zoning Commission

Meeting Minutes
Monday, May 18, 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
Joseph Sperfslage	2030
Griffin Kuntz, Vice-Chair	2026
Mike Sadler II	2029
Samuel Kratz	2029

ABSENT:

Brock Grenis	2028
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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 April 20, 2026, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA:

PPS26-0003	Moyer Farms First Addition	Residential Parcel Split
PPS26-0004	Joyce Farms First Additon	Residential Parcel Split

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

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

REGULAR AGENDA:

PP26-0001

OTTER CREEK RESERVE FIRST ADDITION PRELIMINARY PLAT

Mike Tertinger presented the staff report.

The applicant is proposing a 23-lot Preliminary Plat of the NW SW and NE SW-SW'LY OF RD EX V1028 P65 & EX V1256 P262 SEC 24 TWP 84 R 8 containing approximately 68.45 acres. The proposed buildable lots range from 2.0 acres to 5.64 acres in size. Two internal roads are proposed within the subdivision, and two ingress points from Tower Terrace Rd are also indicated. Lot A (5.51 acres) is proposed for road right-of-way dedication. Outlot A (1.15 acres) is labeled as future development but is nonbuildable at this time. The subject property is currently designated as a Metro Urban Service Area (MUSA) on the Linn County Rural Land Use Map, and the Zoning District is Agricultural (AG).

An additional application to amend the Rural Land Use Map designation from MUSA to Rural Residential Development 2-Acre (RRD2) (case# PA26-0004) is running concurrently with the preliminary plat. Pending approval of the map amendment and preliminary plat, the applicant is anticipated to submit applications for a final plat and a rezoning of the property from AG to RR2.

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). The parcel meets both Minimum Levels of Service (MLS) and Land Evaluation Site Assessment (LESA) requirements and earned a LESA score of 127.4 (the minimum threshold needed to pass in RRDA land use designation is 110).

Staff will require the applicant to address potential compatibility issues with the existing Otter Creek Sportsman's Club shooting range to the south of proposed development prior to providing a favorable recommendation for an associated final plat.

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

Chair DuBois opened the floor for public comments.

Loren Hoffman, surveyor for Hall & Hall Engineering, 1860 Boyson Road, Hiawatha, spoke to the Commission. He stated that he feels this subdivision is compatible with the subdivision to the west, as all the lots are withing 2-3 acres in size. He stated they have revised the original plans to ensure that they will not need to add fill in the flood plain. He stated that they will maintain the forest area and added that the owners of the property were here tonight if the Commission had any questions for them.

Kelly Votroubek, 6701 Tower Terrace Road, spoke to the Commission. He stated he doesn't think the flood plain make is accurate, as twice in the last 25 years the water has reached his property. He also asked if the community well would affect his water.

There were no more public comments.

DuBois asked how water and utilities would be provided to the proposed lots. Hoffman answered that there will be individual wells, but he doesn't know the impact that would have on the surrounding neighbors.

Sperflage asked what the depth of the wells would be. Hoffman stated he did not know, but that they would be working with experts. Sperflage asked if that information could be provided to the Commission, Hoffman said yes, he will provide that.

DuBois asked if the other subdivisions in the area have a similar distance to the shooting range. Tertinger stated yes.

Kuntz asked if the berm separating the shooting range from residential property was in good shape. Tertinger stated that there has been discussion of requiring third party analysis to look at this issue.

DuBois added that Planning & Development staff should consider the flood map in lieu of the comments heard tonight. Tertinger stated it is difficult to deal with FEMA at this time, which may be why the developers chose to reduce the number of buildable lots.

Motion by Kuntz to recommend approval of case PP26-0001, subject to the conditions of the staff report. Second by Sadler.

DuBois	Aye
Kuntz	Aye
Grenis	Absent
Sadler	Aye
Sperflage	Aye
Kratz	Aye

PA26-0004 RURAL LAND USE AMENDMENT

Mike Tertinger presented the staff report.

The applicant is proposing to amend the Linn County Rural Land Use Map designation of the approximately 68.45-acre subject property from Metro Urban Service Area (MUSA) to Rural Residential Development 2-Acre (RRD2).

A preliminary plat case (PP26-0001) is running concurrently with the land use map amendment case and includes 23 new buildable lots for single-family home development in the proposed Otter Creek Reserve 1st Addition subdivision. The preliminary plat includes a proposed Lot A (5.51 acres) for dedicated road-right-of way and a proposed nonbuildable Outlot A (1.15 acres) labeled as future development.

This proposal meets the standards for approval in Article IV Section 107-75 of the Linn County Unified Development Code (UDC). Rural Land Use Map Amendments are not subject to MLS or LESA requirements.

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

Motion by Kuntz to recommend approval of case PA26-0004, subject to the conditions of the staff report. Second by Kratz.

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

OTHER BUSINESS:

None

COMMISSION COMMENTS:

None

STAFF COMMENTS:

Lientz provided a brief update on the 2026 Comprehensive Plan and the Linn County Future Land Use Map. The web page has information and a public survey for Linn County residents to complete. Input from the public is welcome and encouraged.

PUBLIC COMMENTS:

Nate Sirotak, 1925 Sisley Grove Road, thanked staff for requesting input on the Comprehensive Plan and the Linn County Future Land Use Map. He is concerned that if the survey is anonymous, that the County has a plan in place to ensure the survey is completed by an actual resident of Linn County. He also would like the survey updated to include meatier questions about data centers specifically.

Jon Lee, 2510 Sisley Grove Road, has questions regarding the Comprehensive Plan, and how it relates to the decisions zoning staff makes regarding large industrial areas.

Mark Divitt, 3386 73rd St, Fairfax, asked about the Morgan Valley Energy Center, and how agricultural land can become zoned for heavy industry, when it is surrounded by cornfields.

Jane Scheer, 3388 73rd St, Fairfax, asked what the impact of the Morgan Valley Energy Center will be, and is that impact considered by staff?

Rita Nierling, 513 Front St, Fairfax, is concerned about the Morgan Valley Energy Center and how industrial development is decided in the county. She mentioned Highway 30 growth and air quality and said this decision will affect a lot of people.

Sonya Hadefeldt, 810 17th St SW, Cedar Rapids, spoke about the Morgan Valley Energy Center and how it will impact future water and sewer for unincorporated Linn County. She agreed Highway 30 is a busy roadway.

Martha Scheer, 1242 Curtis Bridge, Swisher, Iowa, asked, as areas are rezoned, if safety concerns are considered.

End of Public Comment.

Chair DuBois thanked the public for their input and stated that the Planning & Zoning Commission can't respond to those comments at this time. She added that the Planning & Zoning Commission is made up of volunteers who live in unincorporated Linn County, and that an additional member is required and encouraged those present to apply for that position.

ADJOURNMENT:

The meeting was adjourned at 7 p.m.

Respectfully submitted,

Tina Dubois, Chair

Sue Bennett, Recording Secretary