



Planning & Zoning Commission

Meeting Minutes Monday, June 15, 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
	Donald Eddy	2030

ABSENT:

STAFF: Stephanie Lientz, Planning & Zoning Division Manager
Brad Wylam, Planner II
Sue Bennett, Recording Secretary

See attendance sheet for community sign in

APPROVAL OF MINUTES:

The minutes of May 18, 2026, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA:

PPS26-0006	Kintzle Farms First Addition	Residential Parcel Split
PPS26-0005	Schott Heritage Farm Addition	Residential Parcel Split
PF26-0006	Waubeek Bluffs Second Addition	Final Plat

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

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

REGULAR AGENDA:

PA26-0005 LAND USE MAP AMENDMENT

Mike Tertinger presented the staff report.

The applicant is proposing to amend the Linn County Rural Land Use Map designation of the approximately 9.29-acre subject property from Metro Urban Service Area (MUSA) to Rural Residential Development 2-Acre Area (RRD2).

Final Plat case PF26-0007 is running concurrently with the map amendment case and proposes 1 buildable lot for single-family home development in the proposed Elf Lane 1st Addition subdivision.

Rezoning case PR26-0004 is running concurrently with the map amendment and final plat cases and proposes to rezone the property from Agricultural (AG) to Rural Residential 2-Acre (RR2).

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 Grenis to recommend approval of case PA26-0005, subject to the conditions of the staff report. Second by Kratz.

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

PR26-0004 REZONING

Mike Tertinger presented the staff report.

The applicant is proposing to rezone the approximately 9.29-acre subject property from the Agricultural (AG) zoning district to the Rural Residential 2-Acre (RR2) district. The property is currently located within the Metro Urban Service Area (MUSA) area on the Linn County Rural Land Use Map.

Land Use Map Amendment case PA26-0005 is running concurrently with the rezoning case and proposes to amend the map designation from MUSA to Rural Residential Development 2-Acre Area (RRD2).

Final plat case PF26-0007 is also running concurrently with the rezoning and map amendment cases and proposes 1 buildable lot for single-family home development in the proposed Elf Lane 1st Addition subdivision.

This proposal meets the standards for approval per Article IV, Section 107-69 and Section 107-70 of the Linn County Unified Development Code (UDC). The proposal meets Minimum Levels of Service (MLS) and Land Evaluation and Site Assessment (LESA) requirements in the UDC and earned a LESA score of 131.25 (the minimum threshold score needed to pass in areas designated as RRDA is 110).

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

Motion by Kuntz to recommend approval of case PR26-0004, subject to the conditions of the staff report. Second by Grenis.

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

**PF26-0007
ELF LANE FIRST ADDITION**

Mike Tertinger presented the staff report.

The proposed final plat is a 9.29 acre 1-lot re-plat of Outlot A, Kramer Farmland 1st Addition. The final plat includes Lot 1 (9.16 acres) with a Lot A (0.07 acres) and Lot B (0.06 acres) proposed as additional road right-of-way dedication.

The subject property is currently zoned Agricultural (AG). Rezoning case PR26-0004 is running concurrently with this final plat case, to rezone proposed Lot 1 to Rural Residential 2-Acre (RR2).

The subject property land use map designation is currently Metro Urban Service Area (MUSA). Land Use Map Amendment case PA26-0005 is running concurrently with the final plat case to amend the designation to Rural Residential Development 2-Acre Area (RRD2).

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). Minor subdivisions that create additional buildable lots are subject to Minimum Levels of Service (MLS) or Land Evaluation Site Assessment (LESA) requirements. The parcel meets both MLS and LESA requirements and earned a LESA score of 131.25 (the minimum threshold needed to pass in RRDA land use designation is 110).

935 2nd Street SW Cedar Rapids, IA 52404
Phone 319-892-5130

Plan_Dev@LinnCountyIowa.gov
LinnCountyIowa.gov/Planning

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

Motion by Kuntz to recommend approval of case PF26-0007, subject to the conditions of the staff report. Second by Kratz.

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

OTHER BUSINESS:

COMMISSION COMMENTS:

STAFF COMMENTS:

Lientz introduced Donald Eddy as our new member. The Commission is complete at 7 members.

Lientz reminded the Commission of a Sunshine Law training on July 7, 2026.

Lientz asked the Commission for ideas for training sessions. DuBois responded that a deep dive into the Standards of Approval would be appreciated, as well as a discussion of what the difference is between a consent case and a regular case. Lientz responded that consent cases do not create additional buildable lots.

PUBLIC COMMENTS:

Abe Kellison, 1502 Cardinal Drive, Fairfax, spoke in opposition to a potential future gas-fired electric generating facility.

Heather English, 3708 Cynthia Lane, Fairfax, spoke in opposition to a potential future gas-fired electric generating facility.

Tracy Meza, 7801 Wieneke Circle, Cedar Rapids, spoke in opposition to a potential future gas-fired electric generating facility.

Cindy Boland, 9903 W Cemetery Road, Fairfax, spoke in opposition to a potential future gas-fired electric generating facility and potential future data centers.

Sonya Hadefeldt, 8710 17th St SW, Cedar Rapids, spoke in opposition to a potential future gas-fired electric generating facility.

Rob Hursh, 3388 73rd St, Fairfax, spoke in opposition to a potential future gas-fired electric generating facility.

Jane Scheer, 3388 73rd St, Fairfax, spoke in opposition to a potential future gas-fired electric generating facility.

Martha Scheer, 3386 73rd St, Fairfax, spoke in opposition to a potential future gas-fired electric generating facility.

Mark Divitt, 3386 73rd St, Fairfax, spoke in opposition to a potential future gas-fired electric generating facility.

Guy West, 3319 74th St Dr., Fairfax, spoke in opposition to a potential future gas-fired electric generating facility.

Michelle Lee, 2510 Sisley Grove Road, spoke in opposition to a potential future gas-fired electric generating facility.

Jon Lee, 2510 Sisley Grove Road, spoke in opposition to a potential future gas-fired electric generating facility.

Daniel Wozniak, 1518 Heartland, Fairfax, spoke in opposition to a potential future gas-fired electric generating facility.

End of Public Comment.

Chair DuBois thanked the public for their input and stated that the Planning & Zoning Commission can't respond to the comments at this time.

ADJOURNMENT:

The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Tina Dubois, Chair

Sue Bennett, Recording Secretary