



# LINN COUNTY PLANNING AND ZONING COMMISSION

Formal Board Room  
Jean Oxley Public Service Center  
935 2<sup>nd</sup> Street SW  
Cedar Rapids, Iowa

**February 20, 2023**

**6:30 p.m.**

**This meeting will be held in person, however, members of the public have the option to attend the meeting virtually. Please note that attendees using a computer, tablet or smartphone to connect will be able to view case presentations, but will be unable to view presenters or Commission members.**

**Please join this meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/370841885>

**You can also dial in using your phone.**

United States: [+1 \(872\) 240-3311](tel:+18722403311)

**Access Code:** 370-841-885

## Tentative Agenda

### I. QUORUM DETERMINED

	Term Expires
Tina DuBois, Chair	2025
Brock Grenis, Vice-Chair	2023
George Maxwell	2025
Allen Wagner	2024
Griffin Kuntz	2026
Diane Brecht	2025

### II. CALL TO ORDER

AN AGENDA FOR TONIGHT'S MEETING IS LOCATED ON THE TABLE OUTSIDE THE ENTRANCE TO THE BOARD ROOM.

PLEASE BE SURE TO SIGN THE ATTENDANCE SHEET, ALSO LOCATED ON THAT TABLE.

THE CHAIRPERSON WILL ACKNOWLEDGE ANYONE WISHING TO MAKE A COMMENT ON THE CASE ON TONIGHT'S AGENDA. WHEN CALLED, PLEASE COME TO THE MICROPHONE, STATE YOUR NAME AND ADDRESS, AND MAKE YOUR COMMENT. FOR THOSE ATTENDING VIRTUALLY, PLEASE UNMUTE YOUR PHONE AND SLOWLY AND CLEARLY STATE YOUR NAME AND ADDRESS AND MAKE YOUR COMMENT. PLEASE BE RESPECTFUL OF OTHERS WHO MAY BE TRYING TO SPEAK AND LIMIT YOUR TIME TO 5 MINUTES OR LESS. THANK YOU.

THE FINAL PLAT, RESIDENTIAL PARCEL SPLIT AND LAND PRESERVATION PARCEL SPLIT CASES ON TONIGHT'S AGENDA WILL GO TO THE BOARD OF SUPERVISORS FOR FINAL APPROVAL WHEN ALL CONDITIONS ARE COMPLETED AND TWO BOUND COPIES HAVE BEEN FILED WITH THE PLANNING & DEVELOPMENT DEPARTMENT. THE PRELIMINARY PLAT, TEXT AMENDMENT AND REZONING CASE ON TONIGHT'S AGENDA WILL GO TO THE BOARD OF SUPERVISORS FOR FIRST CONSIDERATION ON MONDAY, MARCH 6, 2023.

**III. APPROVAL OF MINUTES**

Minutes of the Planning & Zoning Commission regular meeting of January 17, 2023

**IV. CONSENT AGENDA**

All cases on the consent agenda will be acted on by the Commission with a single motion and will be discussed individually only if requested by a Commission member or a member of the audience. If you are here for a case on the consent agenda, you are free to leave after the consent agenda has been acted on if you wish.

CASE #	CASE DESCRIPTION/LOCATION	OWNER/PETITIONER/SURVEYOR	STAFF ASSIGNMENT
JPS23-0001	<b>Residential Parcel Split Miles Farms Addition</b> 3950 Whittier Rd	Miles Farms Living Trust, Owner Eric Miles, Petitioner Scott Survey Inc., Surveyor	Mike Tertinger
JF23-0005	<b>Final Plat Skoron Second Addition</b> 4260 Indian Boundary Rd	Skoron LLC, Owner Scott Survey Inc., Surveyor	Stephanie Lientz
JLPS23-0002	<b>Land Preservation Parcel Split Skaff First Addition</b> 3745 Jordans Grove Rd	Dennis & Connie Skaff, Owners Brain Engineering Inc., Surveyor	Mike Tertinger

**V. REGULAR AGENDA**

CASE #	CASE DESCRIPTION/LOCATION	OWNER/PETITIONER/SURVEYOR	STAFF ASSIGNMENT
<b>JF23-0007</b> <i>(Related cases: JR23-0002 &amp; JMBC23-0002)</i>	<b>Final Plat Whiting Addition</b> 4247 Indian Boundary Rd	Drew & Jenna Whiting, Owners Scott Survey Inc., Surveyor	Stephanie Lientz
<b>JR23-0002</b> <i>(Related cases: JF23-0007, JMBC23-0002)</i>	<b>Rezoning from AG (Agricultural) &amp; RR1 (Rural Residential 1-Acre) to RR3 (Rural Residential 3-Acre)</b> 4247 Indian Boundary Rd	Drew & Jenna Whiting, Owners Scott Survey Inc., Surveyor	Stephanie Lientz
<b>JF23-0004</b> <i>(Related cases: JC23-0001, JMBC23-0004)</i>	<b>Final Plat Vernon Valley Tenth Addition</b> 888 Vernon Valley Dr	Mark Chipokas, Owner Brain Engineering Inc., Surveyor	Mike Tertinger
<b>JC23-0001</b> <i>(Related cases: JF23-0004, JMBC23-0004)</i>	<b>Conditional Use – Contractor’s Condo</b> 800 Block of Vernon Valley Dr	Chipokas Development, Owner Ben Dahl, Petitioner YTT Design Solutions, Surveyor	Mike Tertinger
<b>JP23-0001</b> <i>(Related case: JF23- 0008)</i>	<b>Preliminary Plat Dows Farm Agri-Community Addition</b> 6900 Block of Mt Vernon Rd	Linn County Board of Supervisors, Owner Dows Agri Community Development, LLC, Petitioner Hall & Hall Engineers Inc., Surveyors	Stephanie Lientz
<b>JF23-0008</b> <i>(Related case: JP23- 0001)</i>	<b>Final Plat Dows Farm Agri-Community First Addition</b> 6900 Block of Mt Vernon Rd	Linn County Board of Supervisors, Owner Dows Agri Community Development, LLC, Petitioner Hall & Hall Engineers Inc., Surveyors	Stephanie Lientz
<b>JA23-0001</b>	<b>UDC Text Amendment – Accessory Dwelling Units</b>	Linn County Planning & Development, Petitioner	Stephanie Lientz

- VI. OTHER BUSINESS**
- VII. COMMISSION COMMENTS**
- VIII. STAFF COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ADJOURNMENT**

For questions about meeting accessibility or to request accommodations to attend or to participate in a meeting due to a disability, please contact the Planning & Development Department at (319) 892-5130 or email at [plan\\_dev@linncounty.org](mailto:plan_dev@linncounty.org)