

# LINN COUNTY PLANNING & ZONING COMMISSION

## MINUTES

Tuesday, January 17, 2023

The Linn County Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Chair, Tina DuBois. The meeting was held in the Jean Oxley Public Service Center Formal Board Room, 935 2<sup>nd</sup> Street SW, Cedar Rapids, Iowa.

### QUORUM DETERMINED:

<b>PRESENT:</b>	Tina DuBois, Chair	2025
	Griffin Kuntz	2026
	Allen Wagner	2024
	George Maxwell	2025
	Diane Brecht	2025
<b>ABSENT:</b>	Brock Grenis, Vice-Chair	2023
<b>STAFF:</b>	Charlie Nichols, Director of Planning & Development	
	Mike Tertinger, Senior Planner	

See attendance sheet for community sign in.

### ELECTION OF OFFICERS

Maxwell nominated DuBois to serve as Chairperson for the Planning & Zoning Commission in 2023. Brecht seconded. Commission members voted unanimously to approve the nomination.

Maxwell nominated Grenis to serve as Vice-Chairperson for the Planning & Zoning Commission in 2023. Brecht seconded. Commission members voted unanimously to approve the nomination.

### APPROVAL OF MINUTES

The minutes of the December 19, 2022 Planning & Zoning Commission meeting were approved as submitted.

### CONSENT AGENDA

JF23-0001	Hazelwood Farm First Addition	Final Plat
JF23-0003	Benson's First Subdivision	Final Plat
JF23-0002	Rose Farmstead First Addition	Final Plat
JLPS23-0001	Rose Farmstead Second Addition	Land Preservation Parcel Split

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

<b>Brecht</b>	<b>Aye</b>
<b>DuBois</b>	<b>Aye</b>
<b>Maxwell</b>	<b>Aye</b>
<b>Grenis</b>	<b>Absent</b>
<b>Kuntz</b>	<b>Aye</b>
<b>Wagner</b>	<b>Aye</b>

**REGULAR AGENDA**

**JR23-0001**

**Rezoning**

**PUD-USR to USR**

Charlie Nichols presented the staff report.

The applicant is requesting to remove the Planned Unit Development (PUD) Overlay district zoning from a parcel containing 7.58 acres. Once removed from the overlay district, this parcel will be conveyed to the property owner to the north. Associated Minor Boundary Change case, JMBC23-0001, will be completed prior to the final consideration of this rezoning request.

This proposal meets the standards for approval per Article IV, Section 107-68 and Article IV, Section 107-70 of the Linn County Unified Development Code (UDC). A Land Evaluation and Site Assessment (LESA) analysis is not required per Article IV, Section 107-70, subsection 1(d) of the UDC, as the proposed rezoning is to a zoning district of equal intensity.

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

DuBois asked if the adjoining land owner to the north had plans to purchase the property. Nichols said yes.

**Motion by Wagner to recommend approval of case JR23-0001, subject to the conditions of the staff report. Second by Brecht.**

<b>Wagner</b>	<b>Aye</b>
<b>Kuntz</b>	<b>Aye</b>
<b>Maxwell</b>	<b>Aye</b>
<b>Grenis</b>	<b>Absent</b>
<b>Brecht</b>	<b>Aye</b>
<b>DuBois</b>	<b>Aye</b>

**OTHER BUSINESS**

**COMMISSION COMMENTS**

**STAFF COMMENTS**

**PUBLIC COMMENTS**

**ADJOURNMENT**

The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

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Tina DuBois, Chair

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Jessie Black, Recording Secretary