

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES

Tuesday, January 18 , 2022

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 2nd Street SW, Cedar Rapids, Iowa.

QUORUM DETERMINED:

PRESENT:	Tina DuBois, Chair	2025
	Griffin Kuntz (virtual)	2026
	Allen Wagner	2024
	George Maxwell	2025
	Erin Detterbeck	2025

ABSENT:	Brock Grenis	2023
	Curt Eilers, Vice-Chair	2022

STAFF: Stephanie Lientz, Planning & Zoning Division Manager
Mike Tertinger, Senior Planner
Desire Irakoze, Planner I
Jessie Black, Recording Secretary

See attendance sheet for community sign in.

ELECTION OF OFFICERS

Maxwell nominated DuBois to serve as Chairperson for the Planning & Zoning Commission in 2022. Wagner seconded. Commission members voted unanimously to approve the nomination.

Maxwell nominated Detterbeck to serve as Vice-Chairperson for the Planning & Zoning Commission in 2022. Wagner seconded. Commission members voted unanimously to approve the nomination.

APPROVAL OF MINUTES

The minutes of the December 20, 2021 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

JPS22-0001 Brannaman Acres First Addition Residential Parcel Split

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

Eilers	Absent
Detterbeck	Aye
DuBois	Aye
Maxwell	Aye
Grenis	Absent
Kuntz	Aye
Wagner	Aye

REGULAR AGENDA

JF22-0001

Vernon Valley Tenth Addition

Final Plat

Desire Irakoze presented the staff report.

This applicant is proposing a 1-lot re-plat of Outlot A Vernon Valley Ninth Addition, which will result in a net increase of one buildable lot. Proposed Lot 1 will contain 18.65 acres. There are no existing structures on the parcel. The subject property is zoned HC (Highway Commercial) and has a land use designation of MUSA (Metro Urban Service Area) on the Linn County Rural Land Use Map.

The applicant's request for a Conditional Use Permit - Contractors Yard and Outdoor Storage at this location was approved at the March 28th, 2018 Board of Adjustment meeting. The approval of the Conditional Use Permit is contingent upon re-platting of the subject property into a buildable lot. Two previous final plat cases (JF18-0006 & JF20-0002) were approved by the Planning and Zoning Commission, but both cases expired before they were completed, and the associated plats were never recorded.

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code. Minor subdivisions that create additional buildable lots are subject to Minimum Levels of Service (MLS) and Land Evaluation and Site Assessment (LESA) requirements. The subject property meets both MLS and LESA requirements, and earned a LESA score of 112.6 (the minimum threshold needed to pass in USA is 105).

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

There were no questions from the commission members or public.

Motion by Maxwell to recommend approval of case JF22-0001 , subject to the conditions of the staff report . Second by Wagner .

Wagner	Aye
Kuntz	Aye
Maxwell	Aye
Eilers	Absent
Grenis	Absent
Detterbeck	Aye
DuBois	Aye

JF22-0002

Prairie Landing Third Addition

Final Plat

Mike Tertinger presented the staff report.

This applicant is proposing a 3-Outlot plat of 4.5 acres for the purposes of selling proposed Outlots A and B to the owners of Prairie Landings 1st Addition, Lots 22 and 23 respectively, currently under development within the corporate boundary of the City of Cedar Rapids. There will be no increase in the number of buildable lots as a result of this proposal. Proposed Outlot A will contain 0.09 acres, proposed Outlot B will contain 0.08 acres and proposed Outlot C will contain 4.31 acres. There are no existing structures on Outlots A, B or C. An additional 0.014

acres (Lot A) of road right-of way has been included with the proposal for future development of Sunny Spring Drive and will be maintained by the City of Cedar Rapids per agreement with Linn County Secondary Roads Department. The subject property is located within the MUSA (Metro Urban Service Area) on the Linn County Rural Land Use Map.

A rezoning case (JR21-0001) is running concurrently with this case to rezone the property from AG (Agricultural) to USR (Urban Services Residential).

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code. Minor subdivisions that do not create any additional buildable lots are not subject to MLS or LESA requirements.

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

Susan Forinash, surveyor at Hall & Hall Engineers, offered to answer any questions on behalf of the applicant.

Joan Kettelkamp, 2760 E. Robins Rd., expressed concerns about access to her property. Her property is adjacent to the south end of the proposed development. Kettelkamp stated that the property to the north of Tower Terrace Rd will be granted a temporary access from the City of Cedar Rapids. Once the temporary access expires, Kettelkamp is unsure of how this property will be accessed. Kettelkamp does not want to incur any costs related to the access issues.

Lientz clarified that the City of Cedar Rapids is dedicating right-of-way for Tower Terrace Road through the Kettelkamp parcel, and the legal description will remain the same excepting out the right-of-way. She explained that the dedicated road right of way will split the property, but will not confer a new buildable right; the Kettelkamps would need to go through a subdivision process in order to have another buildable lot.

Forinash said the north piece of Kettelkamp's property will not be landlocked because it will be connected to the 50 ft. strip owned by Linn County. Staff notes that the 50 ft. strip connects to a private lane, and Linn County has no ability to allow access from a private lane.

Motion by Detterbeck to recommend approval of case JF22-0002, subject to the conditions of the staff report . Second by Maxwell .

Maxwell	Aye
Eilers	Absent
Detterbeck	Aye
DuBois	Aye
Kuntz	Aye
Grenis	Absent
Wagner	Aye

JR22-0001

Rezoning

AG to USR

Mike Tertinger presented the staff report.

The applicant is proposing to rezone the 4.5-acre subject property from the AG (Agricultural) zoning district to the USR (Urban Services Residential) zoning district. The subject property is located within the MUSA (Metro Urban Service Area) on the Linn County Rural Land Use Map.

The parent parcel is a remnant that resulted from a prior annexation of a portion of the SE ¼ SW ¼ 23-84-7 & NE ¼ NW ¼ 26-84-7 into the City of Cedar Rapids.

A 3-Outlot final plat case (JF22-0002) is running concurrently with this case. No new buildable lots are proposed.

This proposal meets the standards for approval per Article IV, Section 107-68 & 107-70 of the Linn County Unified Development Code (UDC). The parcels meet the Land Evaluation and Site Assessment (LESA) requirements in the UDC, and earned a LESA score of 162.75 (the minimum threshold score needed to pass in areas designated as MUSA is 105). The parcels do not meet the Minimum Levels of Service (MLS) requirement regarding the minimum distance to a hard surfaced county road; however, since no new buildable lots are being created, staff believes the existing road capacity is sufficient, and MLS requirements are met.

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

Motion by Wagner to recommend approval of case JR22-0001 subject to the conditions of the staff report . Second by Detterbeck .

Wagner	Aye
Grenis	Absent
Kuntz	Aye
DuBois	Aye
Detterbeck	Aye
Eilers	Absent
Maxwell	Aye

OTHER BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

Lientz informed the commission that the CIPCO Conditional Use Permit modification case proposing to expand the substation located at 2104 Linn Delaware Rd will likely be heard at the Board of Adjustment meeting on February 23.

Lientz said that the Coggon Solar project was going to third consideration tonight at 6pm. She added that this may not be final consideration; the Board may consider having a fourth meeting.

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 7:04 p.m.

Respectfully submitted,

Tina DuBois, Chair

Jessie Black, Recording Secretary