

**LINN COUNTY BOARD OF ADJUSTMENT**

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

**MINUTES**  
**Wednesday, January 26 , 2022**

**I. QUORUM DETERMINED:**

The Linn County Board of Adjustment meeting was called to order at 6:30 p.m. by Vice-Chair, Brandy Meisheid. The meeting was held in the Jean Oxley Public Service Center, 935 2<sup>nd</sup> Street SW, Cedar Rapids, Iowa.

**PRESENT:** Brandy Meisheid, Vice-Chair 12/31/23  
Sara Alden 12/31/25  
Michael Martin 12/31/24

**ABSENT:** Ron Hoover, Chair 12/31/22

**STAFF:** Stephanie Lientz, Planning & Zoning Division Manager  
Elena Wolford, Assistant County Attorney  
Ryan Sampica, Recording Secretary

See attendance sheet for community sign in.

**II. OLD BUSINESS**

**III. ELECTION OF OFFICERS**

Martin motioned to nominate Meisheid as Chair and Alden for Vice Chair. Meisheid second. All others present voting aye.

**IV. NEW BUSINESS**

**JC21-0008                      Conditional Use - Gun Club & Campground                      Otter Creek Sportsman Club, Owner**

The applicant is operating a shotgun only skeet/trap shooting club on the 40-acre subject property, which is zoned AG (Agricultural). The club hosts various league and derby events, competitive member shoots, and high school/college shoots throughout the year. The club is open year round to its 400+ members and to the public, although they are closed to the public during certain events. The club does not rent firearms.

Per aerial photography, the club has been operating at this location since at least 1960, and is now proposing to upgrade on-site electrical hook-ups to accommodate up to 10 RVs for overnight camping. The campground use is not meant to be open to the public, but is for member use only.

The proposed uses of gun club and campground are both allowed with a Conditional Use Permit in the AG (Agricultural) zoning district. The proposal meets all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) of the Linn County Unified Development Code (UDC), and must also meet the standards for gun clubs and campgrounds in Article VI, Section 107-115, § (n) & (o). More than one commercial use may be established on a single lot per Article V, Section 107-94, § (a). The proposal meets the parking

standards found in Article V, Section 107-93, § (e) of the UDC. All necessary local, state, and federal permits must be maintained.

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

Steve Manary, 1255 Daisy Circle, North Liberty, IA representing the gun club spoke to the noise complaint that was filed and he said that he spoke with Rodd Baxter, Zoning Enforcement Officer, and the hours of operation that are stipulated on the Conditional Use should address this issue.

Alden asked how many events are held during a season. Manary said there are two major weekend events a year. One is a high school/college event and the other is a 4<sup>th</sup> of July event for members only. Manary also stated that generally the events are completed well before the 9 pm stop time.

Martin asked how lead shot is reclaimed on the property. Manary reviewed the process that is undertaken by a company that visits the site every 3-5 years to loosen the soil and sift out the lead. He likened it to panning for gold.

Rick & Sharon Taylor, via online/GoToMeeting, asked a question in chat about the septic and sewer requirements for the proposed use. Manary clarified that there are no dump stations on site. RVs take their waste elsewhere for disposal.

**Motion by Martin to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for Conditional Use case JC21-0008 , and to approve case JC21-0008 , Second by Alden.**

Meisheid	Aye	
Hoover		Absent
Alden	Aye	
Martin	Aye	

## V. OTHER BUSINESS

Lientz mentioned to the Board that CIPCO will likely be on the agenda again in February after being tabled during the December meeting, provided that the engineer's drainage tile report is available.

## VI. APPROVAL OF MINUTES

The minutes of the December 29, 2021 Board of Adjustment meeting were approved as submitted.

## VII. ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

Respectfully submitted,

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Brandy Meisheid, Chair

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Ryan Sampica, Recording Secretary