

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES

Monday, February 21, 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
	Erin Detterbeck, Vice-Chair	2025
	Griffin Kuntz	2026
	Curt Eilers	2022
	Allen Wagner	2024
	Brock Grenis	2023

ABSENT:	George Maxwell	2025
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STAFF:	Mike Tertinger, Senior Planner
	Desire Irakoze, Planner I
	Jessie Black, Recording Secretary

See attendance sheet for community sign in.

APPROVAL OF MINUTES

The minutes of the January 18, 2022 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

JF22-0004	Price’s North Linn Third Addition	Final Plat
JPS22-0003	Machula Stone Road First Addition	Residential Parcel Split
JPS22-0002	Linn Ridge Acres First Addition	Residential Parcel Split

Motion by Grenis to approve the consent agenda, subject to the conditions of the staff reports. Second by Eilers.

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

REGULAR AGENDA

JF22-0005	Dahl’s First Addition	Final Plat
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Desire Irakoze presented the staff report.

The applicant is proposing a 2-lot final plat of 50.28 acres, which will result in a net increase of one buildable lot. An additional 0.14 acres of road right-of-way will be dedicated (proposed Lot A). Proposed Lot 1 will contain 12.29 acres with an existing dwelling and accessory structure. Proposed Lot 2 will

contain 37.99 and contains no structures. The subject property is zoned AG (Agricultural), with a land use map designation of RRD2 (Rural Residential Development 2-Acre Area). A rezoning request (case JR22-0002) is running concurrently with this case to rezone the property from AG (Agricultural) district to RR2 (Rural Residential 2-Acre) district.

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). The parcel meets both Minimum Levels of Service (MLS) and Land Evaluation Site Assessment (LESA) requirements, and earned a LESA score of 184.25 (The minimum threshold needed to pass with an RRDA land use designation is 110).

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

There were no questions from the commission members or public.

Motion by Kuntz to recommend approval of case JF22-0005, subject to the conditions of the staff report. Second by Detterbeck.

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

JR22-0002

Rezoning from AG to RR2

Benjamin Dahl, Owner

Desire Irakoze presented the staff report.

This applicant is proposing to rezone 50.28 acres subject property from the AG (Agricultural) zoning district to the RR2 (Rural Residential 2-Acre) zoning district. The property is located within the RRD2 (Rural Residential Development 2-Acre Area) on the Linn County Rural Land Use Map.

A final plat case (JF22-0005) is running concurrently with this case. One new buildable lot is proposed.

This proposal meets the listed standards for approval in Article IV, Section 107-70 of the Linn County Unified Development Code (UDC). The parcel meets LESA requirements, and earned a LESA score of 184.25 (the minimum threshold needed to pass in areas designated as RRDA is 110.) The subject property does currently meet the Minimum Levels of Service (MLS) requirement.

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

There were no questions from the commission members or public.

Motion by Detterbeck to recommend approval of case JR22-0002, subject to the conditions of the staff report. Second by Eilers.

Eilers	Aye
Maxwell	Absent
Grenis	Aye

Detterbeck	Aye
DuBois	Aye
Wagner	Aye
Kuntz	Aye

JF22-0006 Schmitt Woods First Addition Final Plat

Mike Tertinger presented the staff report on behalf of Stephanie Lientz.

The applicant is proposing a 2-lot final plat of 5.72 total acres, which will result in one new buildable lot. Proposed Lot 1 will contain 1.0 acre, and no existing structures. Proposed Lot 2 will contain 1.0 acre, with a dwelling constructed in 2006, accessory structures, and septic tank. Outlot A will contain 3.73 acres, with no existing structures. The subject property is designated as MUSA (Metro Urban Service Area) on the Linn County Rural Land Use Map.

An associated rezoning case (JR22-0003) is running concurrently with this case, which proposes rezoning the subject property from the AG (Agricultural) zoning district to the USR (Urban Services Residential) zoning district. The USR zoning district has a maximum lot size of 1 acre (for buildable lots).

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). The parcel meets both Minimum Levels of Service (MLS) and Land Evaluation Site Assessment (LESA) requirements, and earned a LESA score of 107.60 (the minimum threshold needed to pass in USA areas is 105). The existing dwelling is connected to the water system of the City of Cedar Rapids, and any new dwelling would presumably need to connect, as well.

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

There were no questions from the commission members or public.

Motion by Kuntz to recommend approval of case JF22-0006 subject to the conditions of the staff report. Second by Wagner.

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

JR22-0003 Rezoning from AG to USR Robert Schmitt, Owner

Mike Tertinger presented the staff report on behalf of Stephanie Lientz.

The applicant is proposing to rezone the 5.72 acre subject property from the AG (Agricultural) zoning district to the USR (Urban Services Residential) zoning district. The property is located within the MUSA (Metro Urban Service Area) on the Linn County Rural Land Use Map.

A 2-lot final plat case (JF22-0006) is running concurrently with this case.

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). The parcel meets both Minimum Levels of Service (MLS) and Land Evaluation Site Assessment (LESA) requirements, and earned a LESA score of 107.60 (the minimum threshold needed to pass in USA areas 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 Wagner to recommend approval of case JR22-0003 subject to the conditions of the staff report. Second by Grenis.

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

OTHER BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

Mike Tertinger informed the commission that Planning & Development anticipates receiving an application from NextEra for the Palo Solar Project in the near future. He said Planning & Development will enlist the help of a third-party to review the application documents, and this review may take a few months to complete.

Tertinger also informed the commission that the mask mandate will expire on Sunday, February 27, 2022. Masks will not be required in the Jean Oxley Public Service Center beginning Monday, February 28, 2022.

Tertinger let the commission members know that CIPCO received the final report from their engineer, with findings on the drainage tile near the utility substation associated with the Coggon Solar Project. CIPCO received an estimate of \$62,000 to perform the necessary work and has tentatively agreed to a performance bond of \$75,000. Tertinger said this case will be heard at the upcoming Board of Adjustment meeting on Wednesday, February 23, but all information regarding this case can be found on our webpage.

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Tina DuBois, Chair

Jessie Black, Recording Secretary