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
         Brock Grenis, Vice-Chair 2023
         Allen Wagner 2024
         Diane Brecht 2025
         Griffin Kuntz 2026
         George Maxwell 2025
         Bob Doubek 2027

ABSENT:

STAFF: Stephanie Lientz, Planning & Zoning Division Manager
       Mike Tertinger, Senior Planner
       Brad Wylam, Planner II
       Jessie Black, Recording Secretary

See attendance sheet for community sign in.

APPROVAL OF MINUTES
The minutes of the March 20, 2023, Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

<table>
<thead>
<tr>
<th>Project Code</th>
<th>Project Description</th>
<th>Action Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>PPS23-0002</td>
<td>Williams Farm First Addition</td>
<td>Residential Parcel Split</td>
</tr>
<tr>
<td>PPS23-0003</td>
<td>Eminence Farms First Addition</td>
<td>Residential Parcel Split</td>
</tr>
<tr>
<td>JF23-0006</td>
<td>Sleeper Addition</td>
<td>Final Plat</td>
</tr>
</tbody>
</table>

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

Grenis Aye
Maxwell Aye
Brecht Aye
DuBois Aye
Kuntz Aye
Wagner Aye
Wagner Aye
REGULAR AGENDA

PC23-0006
Mini-Warehouse / Self-Service Storage

Conditional Use –

Jay Carson,
Owner

Mike Tertinger presented the staff report.

The applicant is requesting approval to construct one (1) self-service storage building (1,800 sq. ft.), with 6 storage units on the 0.41-acre property. The applicant has indicated that the units will only be available during daylight hours, 7 days per week. The applicant has indicated there will be no security lighting and the improved driveway to the storage units will not be used by truck traffic attempting to access or exit from Carson Grain Company (also owned by the applicant) at 5889 Troy Mills Rd. There will be no on-site employees associated with the business use.

The proposed business use, Mini-Warehouse / Self-Service Storage, is allowed with an approved Conditional-Use Permit in the Village Mixed (VM) zoning district. There are remaining concerns about stormwater runoff impact on adjoining property due to the project hard surfacing. However, with conditions of approval, it appears that the proposal can meet all the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4).

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

DuBois asked if staff has received any feedback from surrounding property owners. Tertinger said he has talked to two adjacent parcel owners; one who was supportive and another who was concerned about potential stormwater runoff issues, lighting, and property line location after the retracement survey was done. Tertinger said both neighbors were supportive of the proposal.

Motion by Grenis to recommend approval of case PC23-0006, subject to the conditions of the staff report. Second by Maxwell.

DuBois      Aye
Kuntz       Aye
Wagner      Aye
Maxwell     Aye
Doubek      Aye
Grenis      Aye
Brecht      Aye

OTHER BUSINESS
COMMISSION COMMENTS

Brecht asked how staff determines which cases go on Consent Agenda and which go on Regular Agenda. Lientz explained that if no new buildable lots will be created as a result of the platting process, the case will likely go on Consent Agenda. Reasons a case may be on the Regular Agenda include: an extraordinary amount of public interest, creating new buildable lot(s), or if the case will be heard by the Board of Adjustment.

STAFF COMMENTS

Lientz welcomed the newest member, Bob Doubek, to the Commission.

Lientz informed the Commission that case numbers have changed due to a software upgrade.

PUBLIC COMMENTS

ADJOURNMENT

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

Respectfully submitted,

Tina Dubois, Chair

Jessie Black, Recording Secretary