

**LINN COUNTY PLANNING & ZONING COMMISSION**

**MINUTES  
Monday, April 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
	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**

PPS23-0002	Williams Farm First Addition	Residential Parcel Split
PPS23-0003	Eminence Farms First Addition	Residential Parcel Split
JF23-0006	Sleeper Addition	Final Plat

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

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

**REGULAR AGENDA**

**PC23-0006**

**Conditional Use –  
Mini-Warehouse / Self-Service Storage**

**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.**

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

**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.

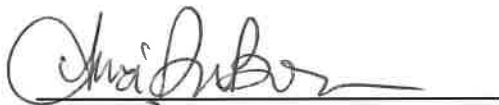
Lientz informed the Commission that case numbers have changed due to a software upgrade.

### **PUBLIC COMMENTS**

### **ADJOURNMENT**

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

Respectfully submitted,



Tina Dubois, Chair



Jessie Black, Recording Secretary

