

LINN COUNTY BOARD OF ADJUSTMENT

Jean Oxley Public Service Center
935 2nd Street SW, Cedar Rapids, Iowa

MINUTES
Wednesday, April 26, 2023

I. QUORUM DETERMINED:

The Linn County Board of Adjustment meeting was called to order at 6:30 p.m. by Chair, Sara Alden. The meeting was held in the Jean Oxley Public Service Center, 935 2nd Street SW, Cedar Rapids, Iowa.

PRESENT: Sara Alden, Chair 12/31/25
Brandy Meisheid 12/31/23
Ron Hoover 12/31/27
Michael Martin 12/31/24

ABSENT: Brian Price, Vice-Chair 12/31/26

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

See attendance sheet for community sign in.

II. OLD BUSINESS

III. NEW BUSINESS

PC23-0006 Mike Tertinger Conditional Use – Mini-Warehouse / Jay Carson, Owner
Self-Service Storage

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.

The Board deliberated the case. There were no questions or concerns.

Motion by Martin to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Conditional Use case PC23-0006, and to approve case PC23-0006, Second by Meisheid.

Martin	Aye
Alden	Aye
Meisheid	Aye
Hoover	Aye
Price	Absent

IV. OTHER BUSINESS

V. STAFF COMMENTS

VI. APPROVAL OF MINUTES

The minutes of March 29, 2023, Board of Adjustment meeting were approved as submitted.

VII. ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

Respectfully submitted:


Sara Alden, Chair


Jessie Black, Recording Secretary