

LINN COUNTY PLANNING & ZONING COMMISSION

**MINUTES
Monday, July 19, 2021**

The Linn County Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Vice Chair, Curt Eilers. The meeting was held in the Jean Oxley Public Service Center Formal Board Room, 935 2nd Street SW, Cedar Rapids, Iowa.

QUORUM DETERMINED:

PRESENT:

Curt Eilers, Vice-Chair	2022
Allen Wagner	2024
Brock Grenis	2023
Griffin Kuntz	2021

ABSENT:

Tina DuBois, Chair	2025
Erin Detterbeck	2025
George Maxwell	2025

STAFF:

Stephanie Lientz, Planning & Zoning Division Manager
Mike Tertinger, Senior Planner
Jessica Black, Recording Secretary

See attendance sheet for community sign in.

APPROVAL OF MINUTES

The minutes of the June 21, 2021 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

JPS21-0014	Dale Butz Subdivision	Residential Parcel Split
JF21-0012	Heal First Addition	Final Plat

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

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

REGULAR AGENDA

JC21-0007

Conditional Use Home Occupation

**Acoustics by Washburn
John Washburn, Owner**

The applicant is requesting a Conditional Home Occupation for an acoustic ceiling- tile installation business. The applicant has constructed a 3,200 square foot building and is proposing to use 800 square feet for storing personal items, and the remaining 2,400 square feet for contractor storage. The petitioner will have a maximum of 1 nonresident employee and the majority of the use is proposed to occur within the accessory building. Two (2) cargo vans are proposed to be used for the business with 1 parked outside the structure utilizing 96 square feet of outdoor storage. The subject property is zoned AG (Agricultural) and contains approximately 20.73 acres.

A Conditional Home Occupation allows the applicant to use up to 2,500 square feet for the home occupation business on a parcel 10 acres or greater in size. A home occupation with one or more nonresident employees or that will use part of an accessory structure for the business requires a Conditional Use Permit for a Home Occupation in the AG (Agricultural) zoning district. The proposal conforms to the standards for approval in Article IV, Section 107-73, § (4) and Article VI, Section 107-113, § (h) of the Linn County Unified Development Code.

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

Eilers wondered how the Home Occupation case was brought to the attention of the Planning & Development department. Tertinger said during a minor boundary change.

Motion by Kuntz to recommend approval of case JC21-0007, subject to the conditions of the staff report . Second by Wagner .

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

JF21-0013

Wilder First Addition

Final Plat

The applicant is proposing a 3-lot final plat of 36.37 total acres, with approximately 0.48 acres proposed for additional road right-of-way (Lot A), and 0.89 acres reserved for

potential future access (Lot B). Three buildable lots will be created. Proposed Lot 1 will contain 17.0 acres, proposed Lot 2 will contain 15.0 acres, and proposed Lot 3 will contain 3.0 acres. There are no existing structures on any proposed lot. The subject property is located within the RRD2 (Rural Residential 2-Acre Area) on the Linn County Rural Land Use Map. The property is currently zoned AG (Agricultural). An associated rezoning case (JR21-0007) is running concurrently with this case, which proposes rezoning the subject property from the AG (Agricultural) zoning district to the RR2 (Rural Residential 2-Acre) zoning 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 Minimum Levels of Service (MLS) and Land Evaluation Site Assessment (LESA) requirements, and earned a LESA score of 140.75 (the minimum threshold needed to pass in areas designated as RRDA is 110).

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

Eilers asked about easements. Lientz said there was one platted easement that will be recorded, and another proposed shared access easement between Lot 2 and Lot 3.

Motion by Grenis to recommend approval of case JF21-0013 , subject to the conditions of the staff report . Second by Eilers .

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

JR21-0007

Wilder First Addition

Rezoning from AG to RR2

The applicant is proposing to rezone the 35.0 acre subject property from the AG (Agricultural) zoning district to the RR2 (Rural Residential 2-Acre) zoning district. The subject property is located within the RRD2 (Rural Residential 2-Acre Area) on the Linn County Rural Land Use Map.

This proposal meets the standards for approval per Article IV, Section 107-69 and Section 107-70 of the Linn County Unified Development Code (UDC). The parcel meets Minimum Levels of Service (MLS) and Land Evaluation and Site Assessment (LESA) requirements in the UDC, and earned a LESA score of 140.75 (the minimum threshold score needed to pass in areas designated as RRDA is 110).

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

Motion by Kuntz to recommend approval of case JR21-0007, subject to the conditions of the staff report . Second by Wagner.

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

JA21-0005 UDC Text Amendment - Floodplain Update

**Linn County Planning &
Development, Applicant**

Stephanie Lientz presented the staff report.

Linn County Planning and Development staff are proposing amendments to the Unified Development Code in Article VII, Section 107-144 Floodplain Overlay District.

Additional changes to the Floodplain Overlay District are required to ensure the county continues to comply with the minimum requirements of the National Flood Insurance Program (NFIP).

Staff recommends approval of the proposed Unified Development Code text amendments.

Motion by Wagner to recommend approval of case JA21-0005, subject to the conditions of the staff report . Second by Eilers.

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

OTHER BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Tina DuBois, Chair

Jessica Black, Recording Secretary