

LINN COUNTY BOARD OF ADJUSTMENT

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

MINUTES Wednesday, August 31, 2022

I. QUORUM DETERMINED:

The Linn County Board of Adjustment meeting was called to order at 6:32 p.m. by Chair, Brandy Meisheid. The meeting was held in the Jean Oxley Public Service Center, 935 2nd Street SW, Cedar Rapids, Iowa.

PRESENT: Brandy Meisheid, Chair 12/31/23
Sara Alden, Vice-Chair 12/31/25
Ron Hoover 12/31/22
Michael Martin 12/31/24
Brian Price 12/31/26

ABSENT:

STAFF: Elena Wolford, Assistant County Attorney
Stephanie Lientz, Planning & Zoning Division Manager
Jessie Black, Recording Secretary

See attendance sheet for community sign in.

II. OLD BUSINESS

III. NEW BUSINESS

JC22-0005 Stephanie Lientz Conditional Use - Home Occupation Griffin McGrath,
Owner

Stephanie Lientz presented the staff report.

The applicant is requesting a Conditional Home Occupation Permit for retail sales of small race car parts on the subject property, which contains 24.26 acres, and is zoned RR3 (Rural Residential 3-Acre). The applicant proposes to use 2,500 square feet total for the business use (approximately 1,460 sq. ft. within the accessory structure and 1,040 sq. ft. of outdoor storage consisting of a trailer parked south of the structure). The business use are inside the structure will be partitioned and separate, while the remaining area will be used for personal shop and storage space. The applicant's proposal indicated that no non-resident employees will be on site, up to 5 customers will be coming to the site per week, and up to 10 weekly deliveries.

Retail sales are allowed in the RR3 (Rural Residential) zoning district as a Conditional Home Occupation per **Article VI, Section 107-113, § (h)**. A Conditional Home Occupation allows the applicant to use up to 2,500 square feet for the home occupation business on parcels that are 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 RR3 (Rural Residential 3-Acre) zoning district. The proposal conforms to the standards for approval in **Article IV, Section 107-73, § (4)**. However, the proposal is not yet in conformance with **Article VI, Section 107-113, § (h)** of the Linn County Unified Development Code as 7905 Tower Terrace Rd is not yet the primary residence of the proposed home

occupation business owner. As a condition of approval, the applicant must confirm relocation to this address before operation of the business may commence.

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

Lientz informed the Board of an email she received from a neighbor, expressing concerns about signage, increase in traffic, etc.

Alden asked if the applicant proposed any signage. Lientz said no, adding that the applicant would need to submit a modification to their Conditional Use Permit for such a proposal in the future. The modification request would be brought in front of the Board at that time.

Alden asked about the proposed increase in traffic. Lientz said some of the increase will be a result of this being a new residence and cannot be governed. She stated the applicant did not anticipate an exceptional increase in daily traffic. Alden asked if the commercial traffic increase would be from delivery vans or semis.

Griffin McGrath, petitioner, stated that most of the commercial traffic increase would be delivery vans, not semis. He anticipated one semi-load of merchandise delivery once every two weeks.

Motion by Martin to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for Conditional Use Home Occupation case JC22-0005 , and to approve case JC22-0005 , Second by Alden.

Price	Aye	
Martin	Aye	
Meisheid	Aye	
Alden	Aye	
Hoover		Aye

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES

The minutes of July 27, 2022, Board of Adjustment meeting were approved as submitted.

VI. ADJOURNMENT

The meeting was adjourned at 6:52 p.m.

Respectfully submitted,

Brandy Meisheid, Chair

Jessica Black, Recording Secretary