

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES Monday, May 21, 2018

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

QUORUM DETERMINED:

PRESENT:

Christine Landa, Chair	2020
H. Frank Bellon, Vice-Chair	2021
R.J. Carson	2018
George Maxwell	2020
Ted Grenis	2019
Curt Eilers	2022

ABSENT: Kimberly Dickey 2022

STAFF: Les Beck, Director
Stephanie Lientz, Planner II
Mike Tertinger, Planner I
Ryan Sampica, Recording Secretary

See attendance sheet for community sign in.

APPROVAL OF MINUTES

The minutes of the March 19, 2018 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

JPS18-0004	Bair Subdivision	Residential Parcel Split
JPS18-0005	Whitters Turf Farms 1st Addition	Residential Parcel Split

Motion by Maxwell to approve the consent agenda , subject to the conditions of the staff report. Second by Carson.

Eilers	Aye
Bellon	Aye
Grenis	Aye
Carson	Aye
Landa	Aye
Dickey	Absent
Maxwell	Aye

Proposed Lot 1 will contain 2.0 acres, and proposed Lot 2 will contain 23.99 acres. There are no existing structures on proposed Lots 1 or 2.

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). The parcel meets both MLS and LESA requirements, and earned a LESA score of 122.5 (the minimum threshold needed to pass with AA land use designation is 115).

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

There were no questions from the commission for zoning staff or applicant.

Jeremy Oberreuter, 8407 Spanish Rd, asked to see proof of where the property line is, because when he bought his property from the previous owner he was told that it was at one area but the survey has shown that the proposed lot line is much closer than he thought. He said that he planted three trees where he thought was ok but it turns out the driveway might end up is where these trees are.

Brad Buresh, 6205 Palmetto Dr, said the driveway will actually be 170' to the south of the property line and he will give Jeremy the opportunity to move his trees when that time comes.

Carson then mentioned that as soon as the property pins are set by the surveyor that will be the final answer as to where the property line will be.

Motion by Carson to recommend approval of case JF18-0004, subject to the conditions of the staff report . Second by Grenis .

Eilers	Aye
Bellon	Aye
Grenis	Aye
Carson	Aye
Landa	Aye
Dickey	Absent
Maxwell	Aye

JF18-0005 Final Plat - Johnson Estates 2nd Addition

Stephanie Lientz

Lientz presented the staff report. The proposed final plat is a 2-lot replat of Lot 1 of Johnson Estates First Addition, which will result in the net increase of one buildable lot. Proposed Lot 1 will contain 3.0 acres, and proposed Lot 2 will contain 8.26 acres. There is an existing house, accessory structures and well on proposed Lot 2. There are no existing structures on proposed Lot 1, which will be a buildable lot. A septic easement is proposed on Lot 1.

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code (UDC). The parcel meets both MLS and LESA

requirements, and earned a LESA score of 122.5 (the minimum threshold needed to pass with AA land use designation is 115).

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

There were no questions for zoning staff from the commission.

Mike Brain, Brain Engineering, 1540 Midland Ct NE, Cedar Rapids, IA 52402

Bellon asked Brain if there will be a shared entrance and a septic easement agreement. Brain said that they will have a shared entrance and will have a septic easement agreement, as well.

Motion by Maxwell to recommend approval of case JF 18-0005, subject to the conditions of the staff report . Second by Bellon .

Eilers	Aye
Bellon	Aye
Grenis	Aye
Carson	Aye
Landa	Aye
Dickey	Absent
Maxwell	Aye

JF18-0006 Final Plat - Vernon Valley 10th Addition

Mike Tertinger

Tertinger presented the staff report. The applicant is proposing a 1-lot re-plat of Outlot A Vernon Valley Ninth Addition, which will result in a net increase of one buildable lot. Proposed Lot 1 will contain 18.65 acres. There are no existing structures on the parcel.

This proposal meets the standards for approval per Article IV, Section 107-72 of the Linn County Unified Development Code. Minor subdivisions that create additional buildable lots are subject to MLS and LESA requirements. The parcel meets both MLS and LESA requirements, and earned a LESA score of 112.6 (the minimum threshold needed to pass in USA is 105). The applicant's request for a Conditional Use Permit - Contractors Yard and Outdoor Storage, was approved at the March 28th, 2018 Board of Adjustment meeting.

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

There were no questions from the commission and no questions or comments from the public.

Motion by Carson to recommend approval of case JF 18-0006, subject to the conditions of the staff report . Second by Eilers .

Eilers	Aye
Bellon	Aye
Grenis	Aye
Carson	Aye
Landa	Aye
Dickey	Absent
Maxwell	Aye

JC18-0005 Conditional Use - Religious Assembly

Stephanie Lientz

Lientz presented the staff report. This applicant is proposing to construct a church in three (3) phases, with a final building footprint of 26,332 square feet. The initial phase will involve the construction of 9,524 square feet of the building, with phase 2 adding 4,916 square feet, and phase 3 adding another 11,892 square feet. The applicant is proposing to hard surface 2.11 acres of the 19.75 acre subject property, including the building and paved parking areas. Two baseball fields will be constructed during phase 2 or phase 3, and will be used by church members on Wednesday evenings and on weekends. Daycare services are not planned at this time; adding them in the future would require a modification of the conditional use permit.

The proposed use of religious assembly is allowed with a Conditional Use Permit in the AG (Agricultural) zoning district. Other development standards include requirements for a major site plan, and a requirement for the site to have access to a hard-surfaced road of sufficient capacity to accommodate traffic that the use will generate. The proposal **meets the parking standards found in Article V, Section 107-93, §(e). It appears that the proposal meets all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) of the Linn County Unified Development Code. A related minor boundary change must be completed before a building permit may be issued.**

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

Landa asked about the corn suitability rating for this property. Lientz said the corn suitability rating is approximately 80.

Bellon said the church seems like a good fit for the area.

Landa stated that her objection is that this would be taking good farm ground out of production, and taking land off of the county tax rolls.

Lientz stated that the Cedar Rapids Future Land Use Map has been updated within the last few years, and the Highway 100 Corridor Plan was adopted recently, as well. She stated that staff feels there is a mismatch between the land use designation of open space/medium intensity residential shown in the Cedar Rapids documents, and the Agricultural Area land use designation shown on the Linn County Rural Land Use Map.

Susan Forinash, Hall & Hall Engineers, said she had no comments but was available to answer any questions the Commission might have.

Motion by Carson to recommend approval of case JC 18-0005, subject to the conditions of the staff report . Second by Bellon .

Eilers	Aye
Bellon	Aye
Grenis	Aye
Carson	Aye
Landa	Nay
Dickey	Absent
Maxwell	Abstain

OTHER BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Christine Landa, Chair

Ryan J. Sampica, Recording Secretary