



**Motion by Harstad to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Special Exception JSE18-0005, and to approve case JSE1 8-0005, Second by Grace.**

Hoover	Aye
Machacek	Absent
Harstad	Aye
Stone	Aye
Grace	Aye

JC18-0005	Stephanie Lientz	Mary Blanchard Trust & David Kesler Trust c/o Hertz Farm Management, Owners	Conditional Use - Religious
Assembly		Gloria Dei Lutheran Church, Petitioner	

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.

Brent Jackman of Hall & Hall Engineers, 1860 Boyson Rd, spoke on behalf of applicant. Jackman stated that Lientz did an excellent job presenting the facts of this case. Jackman reiterated the fact that 85% of the property will remain open green space after full build out. Jackman also stated that if this property were to be annexed in to the City of Cedar Rapids, it's likely it could become commercial, it is unlikely it would be residential due to Highway 100 project, therefore, it seems the best solution for the area.

**Motion by Grace to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Conditional Use JC18-0005, and to approve case JC18-0005, Second by Hoover.**

Hoover	Aye
Machacek	Absent
Harstad	Aye
Stone	Aye
Grace	Aye

#### **IV. OTHER BUSINESS**

#### **V. APPROVAL OF MINUTES**

The minutes of April 25, 2018 Board of Adjustment meeting were approved as submitted.

#### **VI. ADJOURNMENT**

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

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Herb Stone, Chair

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Ande Hendricks, Recording Secretary