

# LINN COUNTY PLANNING & ZONING COMMISSION

## MINUTES

Monday, June 18, 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 2<sup>nd</sup> 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 May 21, 2018 Planning & Zoning Commission meeting were approved as submitted.

### CONSENT AGENDA

JLPS18-0003	Camp Township First Addition	Land Preservation Parcel Split
JPS18-0006	Hoke Farms Third Addition	Residential Parcel Split
JPS18-0007	Silver Estate Addition	Residential Parcel Split
JPS18-0008	Blue Creek Acres Addition	Residential Parcel Split

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

<b>Marquart</b>	<b>Aye</b>
<b>Bellon</b>	<b>Aye</b>
<b>Grenis</b>	<b>Aye</b>
<b>Carson</b>	<b>Aye</b>
<b>Landa</b>	<b>Aye</b>

<b>Dickey</b>	<b>Absent</b>
<b>Maxwell</b>	<b>Aye</b>

## **REGULAR AGENDA**

**JF18-0007 Hardeman First Addition**

**Final Plat**

Tertinger presented the staff report.

The applicant is proposing a 1-lot final plat, for the purpose of reconfiguring three existing parcels and to correct an illegal lot split, which will result in a net increase of one buildable lot. The final plat will also include 0.40 acres of additional road right-of-way (proposed Lot A) and one nonbuildable outlot (proposed Outlot A). Lot 1 will contain 7.75 acres and Outlot A will contain 3.11 acres. Lot 1 and Outlot A contain no existing structures, septic systems or wells.

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 or LESA requirements. The parcel meets both MLS and LESA requirements, and earned a LESA score of 176.05 (the minimum threshold needed to pass in RRDA areas is 110).

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

Bellon asked what is the purpose of Outlot A. Tertinger said he believed Outlot A was to be sold to an adjacent property owner.

Mike Brian, 1540 Midland Ct NE, spoke representing the applicant, and confirmed that the goal is to sell Outlot A to a neighbor.

**Motion Bellon to recommend approval of case JF18-0007 , subject to the conditions of the staff report . Second by Carson .**

<b>Carson</b>	<b>Aye</b>
<b>Landa</b>	<b>Aye</b>
<b>Dickey</b>	<b>Absent</b>
<b>Maxwell</b>	<b>Aye</b>
<b>Marquart</b>	<b>Aye</b>
<b>Grenis</b>	<b>Aye</b>
<b>Bellon</b>	<b>Aye</b>

**OTHER BUSINESS**

**COMMISSION COMMENTS**

**STAFF COMMENTS**

Beck advised commission members that Kimberly Dickey has resigned from the commission effective immediately.

**PUBLIC COMMENTS**

**ADJOURNMENT**

The meeting was adjourned at 6:41 p.m.

Respectfully submitted,

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Christine Landa, Chair

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Ryan J. Sampica, Recording Secretary