

# LINN COUNTY PLANNING & ZONING COMMISSION

## MINUTES Monday, August 20, 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:

#### STAFF:

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 July 16, 2018 Planning & Zoning Commission meeting were approved as submitted.

### CONSENT AGENDA

JF18-0012	Darland 1 <sup>st</sup> Addition	Final Plat
JPS18-0015	Shoop 1 <sup>st</sup> Addition	Residential Parcel Split
JF18-0013	Morf 2 <sup>nd</sup> Addition	Final Plat
JLPS18-0004	Merkle Addition	Land Preservation Parcel Split
JLPS18-0013	McCloy Addition	Land Preservation Parcel Split
JPS18-0013	Pork Park Second Addition	Residential Parcel Split
JPS18-0014	Lewis Bottoms View 2 <sup>nd</sup> Addition	Residential Parcel Split
JLPS18-0006	Lewis Bottoms View 3 <sup>rd</sup> Addition	Land Preservation Parcel Split

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

Eilers	Aye
Bellon	Aye
Grenis	Aye
Carson	Aye
Landa	Aye
Maxwell	Aye

## REGULAR AGENDA

### JF18-0011    Novey 2<sup>nd</sup> Addition

### Final Plat

Tertinger presented the staff report.

The proposed final plat is a 3-lot replat of Lot 1, Novey First Addition, which will result in a net increase of 2 buildable lots and 1 nonbuildable outlot. Each buildable lot is proposed to contain a maximum of 1 acre. The subject property currently contains one dwelling constructed in 1963 and three accessory structures.

Associated rezoning case (JR18-0003) proposing to change the zoning of the subject property from RR3 (Rural Residential 3-Acre) to USR (Urban Services Residential) was recommended for approval at the May 21, 2018 Planning & Zoning Commission Meeting.

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 126.15 (the minimum threshold needed to pass in USA areas is 105).

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

Bellon asked if the floodplain area was un-numbered A Zone and if the elevation has been determined. Tertinger answered that the elevation has been determined. Bellon asked how the line on the floodplain map was done. Tertinger said that this is a FEMA floodplain map and the designations we see are from FEMA and furthermore when the applicant applies for this the surveyor is required to give this map with their paperwork.

Dan Davidson, 21 Lincoln Dr Palo, IA said that no flood water was on the area of Outlot A during the 2008 flood.

Davidson had questions about the Road agreement and Tertinger said that he would need to contact the Linn County Secondary Road Department for those answers.

**Motion by Eilers to recommend approval of case JF18-0011 subject to the conditions of the staff report . Second by Bellon .**

<b>Carson</b>	<b>Aye</b>
<b>Landa</b>	<b>Aye</b>
<b>Eilers</b>	<b>Aye</b>
<b>Maxwell</b>	<b>Aye</b>
<b>Grenis</b>	<b>Aye</b>
<b>Bellon</b>	<b>Aye</b>

### JA18-0002    Linn County

### UDC Code Text Amendments

Lientz presented the staff report.

Staff is proposing several text amendments to the UDC. Some of these amendments are to improve clarity and consistency to existing language within the Code. One of the proposed amendments is particularly significant: FEMA and the Iowa Department of Natural Resources

have provided updated regulatory requirements pertaining to accessory structures located in the floodplain; the inclusion of the new language in the Floodplain Overlay District section of the Unified Development Code will ensure that the county continues to comply with the minimum requirements of the National Flood Insurance Program (NFIP).

Staff recommends approval of the staff report.

**Motion by Maxwell to recommend approval of case JA18-0002 subject to the conditions of the staff report . Second by Grenis .**

<b>Carson</b>	<b>Aye</b>
<b>Landa</b>	<b>Aye</b>
<b>Eilers</b>	<b>Aye</b>
<b>Maxwell</b>	<b>Aye</b>
<b>Grenis</b>	<b>Aye</b>
<b>Bellon</b>	<b>Aye</b>

#### **OTHER BUSINESS**

Lientz mentioned that the vacant position on the Commission has been filled and further information will be coming soon.

#### **COMMISSION COMMENTS**

#### **STAFF COMMENTS**

#### **PUBLIC COMMENTS**

#### **ADJOURNMENT**

The meeting was adjourned at 6:57 p.m.

Respectfully submitted,

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Christine Landa, Chair

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Ryan Sampica, Recording Secretary