LINN COUNTY
PLANNING AND ZONING COMMISSION

OCTOBER 19, 2020 @ 6:30 p.m.
Via Electronic Meeting

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/832519117

You can also dial in using your phone.
United States: +1 (646) 749-3122

Access Code: 832-519-117

Tentative Agenda

I. QUORUM DETERMINED

Term Expires
Christine Landa, Chair 2020
Curt Eilers, Vice-Chair 2022
George Maxwell 2020
Allen Wagner 2024
Griffin Kuntz 2021
Tina DuBois 2020
Brock Grenis 2023

II. CALL TO ORDER

IN ACCORDANCE WITH IOWA CODE CHAPTER 21.8, AND TO COMPLY WITH CURRENT LOCAL PUBLIC HEALTH GUIDELINES LIMITING PUBLIC GATHERINGS, IT IS DETERMINED THAT AN IN-PERSON MEETING IS IMPOSSIBLE OR IMPRACTICAL. THEREFORE, THIS MEETING IS BEING HELD ELECTRONICALLY. INFORMATION ON HOW TO ACCESS THIS MEETING HAS BEEN PROVIDED ON THE MEETING AGENDA, POSTED ON OUR WEBSITE.

IF YOU ARE PARTICIPATING IN THE MEETING, PLEASE MUTE YOUR PHONE TO REDUCE BACKGROUND NOISE. IF YOU DO NOT MUTE YOUR PHONE, THE MEETING ORGANIZER MAY MUTE YOU.

WRITTEN COMMENTS RECEIVED BY PLANNING & DEVELOPMENT BY OCTOBER 15 HAVE BEEN PROVIDED TO COMMISSION MEMBERS. IF YOU WISH TO SPEAK AT THIS EVENING’S MEETING, PLEASE EMAIL PLAN Underscore DEV AT LINN COUNTY DOT ORG (PLAN_DEV@LINNCOUNTY.ORG) WITH YOUR NAME, ADDRESS, AND CASE THAT YOU WISH TO SPEAK ABOUT. YOU CAN ALSO TEXT YOUR NAME, ADDRESS AND CASE TO 219-595-2402. THE STAFF WILL CALL ON THOSE IN THE ORDER RECEIVED.

PLEASE NOTE FOR THE DOWS FARM CASES: THE COMMISSION WILL FIRST HEAR FROM PERSONS THAT DID NOT SPEAK AT THE SEPTEMBER P&Z MEETING. AFTER THOSE PERSONS HAVE HAD THE OPPORTUNITY TO SPEAK, THE CHAIR WILL OPEN COMMENTS TO OTHERS. HOWEVER, I ASK THAT IF
YOU PREVIOUSLY SPOKE AT THE SEPTEMBER MEETING, PLEASE LIMIT YOUR COMMENTS TO NEW COMMENTS ONLY AND DO NOT REPEAT YOUR COMMENTS FROM LAST MONTH.

WHEN YOUR NAME IS CALLED, PLEASE UNMUTE YOUR PHONE AND SLOWLY AND CLEARLY STATE YOUR NAME, ADDRESS, AND MAKE YOUR COMMENT. PLEASE BE RESPECTFUL OF OTHERS WHO MAY BE TRYING TO SPEAK, AND LIMIT YOUR TIME TO 5 MINUTES OR LESS. AFTER ALL PERSONS WHO HAVE SUBMITTED THEIR NAME HAVE BEEN CALLED, THE CHAIR WILL ASK FOR COMMENTS FROM ANYONE WHO HAS NOT BEEN CALLED ON. REPEAT SPEAKERS WILL ONLY BE ALLOWED AT THE DISCRETION OF THE CHAIR. THANK YOU.

THE RESIDENTIAL PARCEL SPLIT, LAND PRESERVATION PARCEL SPLIT AND FINAL PLAT CASES ON TONIGHT’S AGENDA WILL GO TO THE BOARD OF SUPERVISORS FOR FINAL APPROVAL WHEN ALL CONDITIONS ARE COMPLETED AND 4 BOUND COPIES HAVE BEEN FILED WITH THE PLANNING & DEVELOPMENT DEPARTMENT. THE LAND USE MAP AMENDMENT AND REZONING CASES ON TONIGHT’S AGENDA WILL GO TO THE BOARD OF SUPERVISORS FOR PUBLIC HEARING AND FIRST CONSIDERATION ON MONDAY, NOVEMBER 2, 2020.

III. APPROVAL OF MINUTES

Minutes of the Planning & Zoning Commission regular meeting of September 21, 2020

IV. CONSENT AGENDA

All cases on the consent agenda will be acted on by the Commission with a single motion, and will be discussed individually only if requested by a Commission member or a member of the audience. If you are here for a case on the consent agenda, you are free to leave after the consent agenda has been acted on if you wish.

<table>
<thead>
<tr>
<th>CASE #</th>
<th>CASE DESCRIPTION/LOCATION</th>
<th>OWNER/PETITIONER/SURVEY OR</th>
<th>STAFF ASSIGNMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>JPS20-0019</td>
<td>Residential Parcel Split Sindelar First Addition</td>
<td>Charles Sindelar &amp; Bernadine Sindelar &amp; Tom Sindelar, Owners Tom Sindelar, Petitioner Scott Survey Inc., Surveyor</td>
<td>Stephanie Lientz</td>
</tr>
<tr>
<td>(related case:</td>
<td>4290 Boy Scouts Road</td>
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<tr>
<td>JPS20-0001</td>
<td>Land Preservation Parcel Split Sindelar Second Addition</td>
<td>Charles Sindelar &amp; Bernadine Sindelar &amp; Tom Sindelar, Owners Tom Sindelar, Petitioner Scott Survey Inc., Surveyor</td>
<td>Stephanie Lientz</td>
</tr>
<tr>
<td>(related case:</td>
<td>4292 Boy Scouts Road</td>
<td></td>
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</tr>
<tr>
<td>JPS20-0018</td>
<td>Residential Parcel Split Schades Third Addition</td>
<td>Schade Family Land LLC, Owner Steve Schade, Petitioner Scott Survey Inc., Surveyor</td>
<td>Stephanie Lientz</td>
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<tr>
<td>5973 Herb Road</td>
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<tr>
<td>JPS20-0017</td>
<td>Residential Parcel Split Gunn First Addition</td>
<td>John Gunn Estate/Julie Thomas, Executor, Owners Brain Engineering, Surveyor</td>
<td>Mike Tertinger</td>
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<tr>
<td>1122 Wood Grove Road</td>
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V. REGULAR AGENDA

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<tr>
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<th>STAFF ASSIGNMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>JA20-0003</td>
<td>Land Use Map Amendment - CNRA (Critical Natural Resource Area) to MUSA (Metro Urban Service Area) 700 Block of Squaw Creek Road</td>
<td>Linn County, Owner Linn County Board of Supervisors and Linn County Planning &amp; Development, Petitioners</td>
<td>Les Beck</td>
</tr>
<tr>
<td>JR20-0007</td>
<td>Rezoning - AG (Agricultural) to</td>
<td>Linn County, Owner</td>
<td>Les Beck</td>
</tr>
</tbody>
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USR-PUD (Urban Services Residential w/Planned Unit Development Overlay)
622 Dows Road
Linn County Board of Supervisors and Linn County Planning & Development, Petitioners

JF20-0012
(related case: JR20-0008, JMB20-0020)
Final Plat
Wilkey Second Addition
920 Knapp Road
Mary Jane Wilkey, Owner
Hall & Hall Engineers Inc., Surveyor
Mike Tertinger

JR20-0008
(related case: JF20-0012, JMB20-0020)
Rezoning – RR1 (Rural Residential 1-Acre) to RR2 (Rural Residential 2-Acre)
920 Knapp Road
Mary Jane Wilkey, Owner
Hall & Hall Engineers Inc., Surveyor
Mike Tertinger

JR20-0009
(related cases: JR20-0010, JA20-0004, JA20-0005)
Rezoning – VR (Village Residential) to AG (Agricultural)
3250 Linn Buchanan Road
Kevin Schwarzhoff, Owner
Brain Engineering, Surveyor
Charlie Nichols

JA20-0004
(related case: JR20-0009, JR20-0010, JA20-0005)
Land Use Map Amendment
CNRA (Critical Natural Resources Area) to AA (Agricultural Area)
3250 Linn Buchanan Road
Kevin Schwarzhoff, Owner
Brain Engineering, Surveyor
Charlie Nichols

JR20-0010
(related case: JR20-0009, JA20-0004, JA20-0005)
Rezoning – VR (Village Residential) to AG (Agricultural)
3240 Linn Buchanan Road
Leo & Debra Cady, Owners
Brain Engineering, Surveyor
Charlie Nichols

JA20-0005
(related case: JR20-0009, JR20-0010, JA20-0004)
Land Use Map Amendment
CNRA (Critical Natural Resources Area) to AA (Agricultural Area)
3240 Linn Buchanan Road
Leo & Debra Cady, Owners
Brain Engineering, Surveyor
Charlie Nichols

VI. OTHER BUSINESS

VII. COMMISSION COMMENTS

VIII. STAFF COMMENTS

IX. PUBLIC COMMENTS (for items not on the agenda)

X. ADJOURNMENT