

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES

Monday, February 17, 2020

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
Sheila Gatewood	2020
George Maxwell	2020
Ted Grenis	2019

ABSENT:

Curt Eilers	2022
R.J. Carson	2023

STAFF:

Les Beck, Director
Charlie Nichols, Zoning Manager
Stephanie Lientz, Senior Planner
Mike Tertinger, Planner II
Cathy Coppess, Recording Secretary

See attendance sheet for community sign in.

ELECTION OF OFFICERS

Maxwell made motion to keep officers the same, Landa – Chair and Bellon – Vice chair, Gatewood second the motion.

Grenis - Aye
Gatewood – Aye
Landa – Aye
Maxwell – Aye
Bellon – Aye

APPROVAL OF MINUTES

The minutes of the January 21, 2020 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

venue. Grenis asked if the property would need to be rezoned. At this time it is a permit for a conditional use home occupation so it would not need rezoning.

Public comments included Brad Buresh, 8503 Spanish Rd SW, Cedar Rapids, asked about parking on Spanish Road in rain and snow. Landa replied that guests of the events are restricted from parking on Spanish Road per condition of approval from Linn County Secondary Road Department.

Vince Uthoff, 3808 Hoosier Creek Rd, Solon, does have farm ground within 500' of 8604 Spanish Road and does use chemicals on his farm, which do leave an odor when applied. There is also a lot of soy dust. Ball stated she is aware of these issues. Uthoff also asked if the permit for home occupation stays with the property or the homeowner if they choose to sell the property. Tertinger clarified that the permit applies to this applicant only. It does not transfer to future property owners or heirs the current owner /applicant.

Motion by Bellon to recommend approval of case JC20-0001, subject to the conditions of the staff report. Second by Gatewood.

Maxwell - Aye
Grenis - Abstain
Bellon - Aye
Landa - Aye
Gatewood - Aye

JC20-0002 LINN COUNTY, OWNER CONDITIONAL USE
PROSPECT MEADOWS,
APPLICANT

Charlie Nichols presented the staff report.

This applicant is requesting a conditional use permit to operate a paintball course on approximately 10 acres of land. This proposed paintball course is part of a larger 121-acre area leased by the applicant from Linn County, south and east of the Linn County Secondary Road Department office. The lease area includes the Prospect Meadows sports complex. When completed, this complex will include eight baseball fields, one Miracle Field, eight softball fields, and an indoor baseball practice facility, in addition to the proposed paintball park.

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. The proposal meets the parking standards found in Article V, Section 107-93, § (e).

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

Gatewood asked about any color spray from the paintballs could go into the nearby creek. Nichols said there is a plan for netting to be in place before the creek. Bellon asked if the paintballs are biodegradable. Brent Jackman, 1860 Boyson Rd, Paul Ruffalo, 4225 Turkey Ridge Lane, and Troy McQuillin represented Prospect Meadows and assured the Commission the paintballs are biodegradable. They will leave a mark or spray, but rain or washing will clean it off.

Motion by Gatewood to recommend approval of case JC20-0002, subject to the conditions of the staff report. Second by Grenis.

Grenis - Aye
Landa - Abstain
Bellon - Aye
Maxwell - No
Gatewood - Aye

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JP20-0001 IA INVESTMENTS LLC, OWNER PRELIMINARY PLAT

Stephanie Lientz presented the staff report.

The applicant is proposing to convert the former Rolling Acres Golf Course into a residential development. The proposed preliminary plat is a 4-lot plat of 49.14 total acres, which will result in a net increase of 3 buildable lots. Proposed Lot 1 is 21.57 acres, and includes several accessory structures and a well. Proposed Lot 2 is 3.82 acres, and includes a clubhouse for the former Rolling Acres golf course, as well as an accessory structure, septic and well. Proposed Lot 3 is 5.53 acres, and includes two accessory structures. Proposed Lot 4 is 18.22 acres, and no existing structures. An additional 1.85 acres of road right-of-way will be dedicated.

An associated final plat case (JF20-0001) is also running concurrently with this case.

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 129.0 (the minimum threshold needed to pass in AA areas is 115). Access to the proposed lots will be through two shared driveways. The removal of the golf course may cause the traffic count on Rolling Acres Road to decrease to a level that will preclude continued seal coating of the road from Center Point to the entrance of the former golf course. The existing accessory structures shall be used for personal storage or agricultural purposes, and shall not be used for commercial purposes.

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

Bellon asked for clarification on zoning and if it would need to be changed. Lientz said it is currently zoned agriculture and would not need to change to commercial.

Motion by Maxwell to recommend approval of case JP20-0001, subject to the conditions of the staff report. Second by Grenis.

Bellon - Aye
Maxwell - Aye
Landa - Aye
Grenis - Aye
Gatewood - Aye

JF20-0001 IA INVESTMENTS LLC, OWNER PRELIMINARY PLAT

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

Motion by Grenis to recommend approval of case JF20-0001, subject to the conditions of the staff report. Second by Bellon.

Grenis - Aye
Landa - Aye
Maxwell - Aye
Gatewood - Aye
Bellon - Aye

OTHER BUSINESS

Charlie Nichols presented the staff report

Recommendation of the vacation of utility easement between Lots 2 & 3 of Cottage Grove Woods 1st Addition to Linn County, Iowa. This will go to BOA on February 26th, 2020 for a variance.

Motion by Maxwell to recommend approval of the vacation of the utility easement, subject to the conditions of the staff report. Second by Grenis

Gatewood – Aye

Landa – Aye

Maxwell – Aye

Bellon – Aye

Grenis - Aye

COMMISSION COMMENTS

STAFF COMMENTS

Les Beck presented an update on the Dows Farm project.

Beck also presented an overview of “First Amendment Audits” and meeting best practices, including time limits for public comment.

On behalf to the staff, Beck thanked Ted Grenis for his service to the Planning and Zoning Commission.

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Christine Landa, Chair

Cathy Coppess, Recording Secretary