

LINN COUNTY BOARD OF ADJUSTMENT

Jean Oxley Public Service Center
935 2nd Street SW, Cedar Rapids, Iowa

MINUTES

Wednesday, March 27th, 2019

I. QUORUM DETERMINED:

The Linn County Board of Adjustment meeting was called to order at 6:30 p.m. by Chair, Sabrina Grace. The meeting was held in the Jean Oxley Public Service Center, 935 2nd Street SW, Cedar Rapids, Iowa.

PRESENT: Sabrina Grace, Chair 12/31/21
Ron Hoover, Vice Chair 12/31/22
Dave Machacek 12/31/22
Rebecca Palmer 12/31/23

ABSENT: Pat Harstad 12/31/19

STAFF: Les Beck, Director
Stephanie Lientz, Planner
Jessie Black, Recording Secretary

See attendance sheet for community sign in.

II. OLD BUSINESS

III. NEW BUSINESS

JSE19-0002	Stephanie Lientz	Linn County, Owner CR Signs, Applicant	Special Exception - corner side yard setback
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Lientz presented the staff report.

The applicant is requesting a special exception from the 25' corner side yard setback requirement in the GC (General Commercial) zoning district. The applicant is proposing to install an advertising sign 14' from the corner side property line along Highway 13.

An advertising sign is a permitted use in the GC (General Commercial) zoning district. A demonstration of a practical difficulty appears to have been shown in this case due to topographic constraints, including the proposed location of a storm water detention basin. Based on existing site constraints, an alternate location for an advertising sign on this parcel does not appear to be feasible.

Staff recommends approval of this application as it appears that a practical difficulty has been demonstrated.

Machacek wondered what the height and size requirements were for the advertising sign. Lientz stated, in a General Commercial zoning district, height cannot exceed 50 ft. and overall size cannot exceed 300 sq. ft. Machacek asked if the sign would be LED. Lientz thought so, but suggested he ask the applicant to confirm.

Palmer asked when the baseball diamonds would be developed in relation to the completion of construction of the sign. Lientz said that CR Signs would like to begin construction on the sign at the end of April or early May, and the baseball diamonds are currently under development, scheduled to open Memorial Day weekend.

Palmer asked when the property was zoned commercial. Lientz believed the commercial zoning had been in place prior to the ordinance update in 2006.

Palmer asked for clarification of the site plan. Lientz explained the front yard setback and relief from corner side yard setback that was requested. Palmer wondered if LED signs were allowed in GC zoning district. Lientz stated that illuminated signs are allowed.

Aaron Vosmek, CR Signs (applicant), informed the board that the leading edge of the sign would be setback 112 feet off of Highway 13, per DOT requirements. He reiterated the need for a special exception from the corner side yard setback in order to avoid constructing the sign on the detention basin on the property. He added that the sign would be LED on one side, static on the other.

Machacek asked if the sign would advertise for Prospect Meadows. Vosmek confirmed. Machacek wondered what the size of the sign would be. Vosmek said proposed size is 10' x 30'. He added that the DOT has not submitted their final review of approval, but they have visited the site and the review is in process.

Motion by Hoover to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Special Exception JSE19-0002, and to approve case JSE19-0002. Second by Machacek.

Hoover	Aye
Machacek	Aye
Harstad	Absent
Stone	Aye
Grace	Aye

IV. OTHER BUSINESS

V. STAFF COMMENTS

Beck expressed his gratitude towards the board members for attending this evening's short meeting. He explained that although it would be more convenient to hold an electronic meeting, per Iowa Code Chapter 21, Section 21.8, an electronic meeting is only permissible when attendance at a regular meeting is impossible or impractical. He added that there are six cases on next month's agenda, and reiterated that member attendance is important.

Beck announced the recent hire of the new Planning & Zoning Division Manager, Charlie Nichols. Nichols' start date is April 8th, 2019.

VI. APPROVAL OF MINUTES

Machacek pointed out that Harstad was absent at the last meeting, so she should be listed as such on the vote block.

The minutes of February 27th, 2019 Board of Adjustment meeting were approved as amended.

VII. ADJOURNMENT

The meeting was adjourned at 6:54 p.m.

Respectfully submitted,

Sabrina Grace, Chair

Jessie Black, Recording Secretary