

LINN COUNTY PLANNING & ZONING COMMISSION

**MINUTES
Monday, May 18, 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
R.J. Carson	2023
George Maxwell	2020
Allen Wagner	2024
Sheila Gatewood	2020
Curt Eilers	2022

ABSENT:

STAFF:

Les Beck, Director
Charlie Nichols, Planning & Zoning Division Manager
Stephanie Lientz, Senior Planner
Mike Tertinger, Planner II
Jessica Black, Recording Secretary
Rachael Schaefer, Planning & Development Intern

APPROVAL OF MINUTES

The minutes of the April 20, 2020 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

JF20-0006	Dengler First Addition	Final Plat
JPS20-0007	Boland's Second Addition	Residential Parcel Split
JPS20-0008	Votroubek Acres First Addition	Residential Parcel Split

Motion by Maxwell to approve the consent agenda, subject to the conditions of the staff reports. Second by Gatewood.

Wagner	Aye
Bellon	Aye
Gatewood	Aye

property and the affects both would have on the rural character of her property. Dunlap shared that she had been informed of parties taking places on the applicant's property, creating unwanted noise. She added that she is fully supportive of the Finch's entrepreneurship, but asked they do it elsewhere.

Nicole Slattery, 3580 Mollenhauer Lane, spoke in favor of the Conditional Use. She stated that she owns the property directly to the east of the applicant's. In reference to Bellon's question regarding the large building adjacent to the applicant's property, Slattery explained that she and her husband own the building and they use it for storage of their work vehicles, performance vehicles, yard maintenance equipment, etc. Slattery added that the loud parties referenced by Dunlap were held on her property, not the applicant's. She stated that the applicants have always expressed concern for neighboring properties and that they've built a strong relationship.

George Mollenhauer, 3571 Mollenhauer Lane, also spoke in favor of the Conditional Use, stating that the applicants have done nothing but improve the property since purchasing it.

Chad Slattery, 3580 Mollenhauer Lane, spoke in favor of the Conditional Use. He stated that the applicants have been very forthcoming in their plans for the property and have continuously expressed concern for how they will impact surrounding properties. Slattery was pleased to find out the applicants would be required to seal coat the road. He also mentioned he was not in favor of any landscape buffers between his property and the pond.

The applicants thanked the surrounding property owners who spoke in support of their case.

Nichole Slattery asked Nichols what would happen to the property in the event the case was denied. Nichols explained that the Planning & Zoning Commission is only capable of making recommendations to the Board of Adjustment, but if the Board denies it, options would be to use it for agricultural purposes or residential, but residential would be limited due to the size of the building.

Nichols asked Commission members to state the reason behind their vote to either approve or deny the Conditional Use case.

Bellon, voting aye, supported his decision by explaining that the property is located in between two highways, and such place is not ideal for a house. He also said traffic is already dense near the area, so the proposed increase would not be very impactful. Bellon added that the neighbors were very supportive, so he saw no reason to deny.

Maxwell, voting aye, supported his decision by agreeing with Bellon, emphasizing that if the neighbors are in favor, he found no issue with the use of the property.

Carson, voting aye, supported his decision by insisting that the Conditional Use would be the best solution in this circumstance, given the other options the applicant had, should the case be denied. He also thought the applicant's requirement to seal coat the road would add value to the property.

Landa, voting aye, agreed with Carson on all accounts. She added that the small number of employees commuting would not impact traffic much.

Eilers, Gatewood and Wagner, all voting aye, also agreed with previously stated arguments.

Motion by to Bellon to recommend approval of case JC20-0007 , subject to the conditions of the staff report . Second by Maxwell.

Maxwell	Aye
Carson	Aye
Landa	Aye
Eilers	Aye
Gatewood	Aye
Bellon	Aye
Wagner	Aye

OTHER BUSINESS

COMMISSION COMMENTS

Gatewood wondered if the June Planning & Zoning Commission meeting would be held in person. Beck said he could not confirm at this time, but told her he would keep her informed as the meeting date approached. Gatewood said she had a hard time using GoToMeeting for this meeting, so Nichols offered to assist her next time.

STAFF COMMENTS

Les Beck updated the Commission on the Dows Farm project. He informed the Commission that Sustainable Iowa Land Trust, or SILT, had been chosen as Dows Farm Management. Beck said contract negotiations are currently underway.

Beck explained the objective of Planned Unit Development (PUD), and how it pertains to Dows Farm. He mentioned he would like to have one or two training sessions devoted to PUD with the Planning & Zoning Commission in the future.

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Christine Landa, Chair

Jessica Black, Recording Secretary