

LINN COUNTY BOARD OF ADJUSTMENT

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

MINUTES
Wednesday, July 28, 2021

I. QUORUM DETERMINED:

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

PRESENT:

Ron Hoover, Chair	12/31/22
Brandy Meisheid, Vice-Chair	12/31/23
Michael Martin	12/31/24
Margaret Burns	12/31/21
Sara Alden	12/31/25

ABSENT:

STAFF: Elena Wolford, Assistant County Attorney
 Stephanie Lientz, Planning & Zoning Division Manager
 Mike Tertinger, Senior Planner
 Jessie Black, Recording Secretary

See attendance sheet for community sign in.

II. OLD BUSINESS

III. NEW BUSINESS

JC21-0007	Conditional Use Home Occupation	Acoustics by Washburn
		Johnathan Washburn, Owner

Mike Tertinger presented the staff report.

The applicant is requesting a Conditional Home Occupation for an acoustic ceiling- tile installation business. The applicant has constructed a 3,200 square foot building and is proposing to use 800 square feet for storing personal items, and the remaining 2,400 square feet for contractor storage. The petitioner will have a maximum of 1 nonresident employee and the majority of the use is proposed to occur within the accessory building. Two (2) cargo vans are proposed to be used for the business with 1 parked outside the structure utilizing 96 square feet of outdoor storage. The subject property is zoned AG (Agricultural) and contains approximately 20.73 acres.

A Conditional Home Occupation allows the applicant to use up to 2,500 square feet for the home occupation business on a parcel 10 acres or greater in size. A home occupation with one or more nonresident employees or that will use part of an accessory structure for the business requires a Conditional Use Permit for a Home Occupation in the AG (Agricultural) zoning district. The proposal conforms to the standards for approval in Article IV, Section 107-73, § (4) and Article VI, Section 107-113, § (h) of the Linn County Unified Development Code.

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

Martin asked if the Planning & Development department had received any feedback regarding the proposed home occupation. Tertinger said no.

Alden mentioned that she attended the Planning & Zoning Commission meeting on July 19, but had no affiliation with the applicant.

Motion by Martin to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for Conditional Use case JC21-0007, and to approve case JC21-0007, Second by Meisheid.

Burns	Aye
Meisheid	Aye
Martin	Aye
Alden	Aye
Hoover	Aye

IV. OTHER BUSINESS

Lientz welcomed new member, Sara Alden, to the Board of Adjustment.

V. APPROVAL OF MINUTES

The minutes of June 30, 2021 Board of Adjustment meeting were approved as submitted.

VI. ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Brandi Meisheid, Vice-Chair

Jessie Black, Recording Secretary