

LINN COUNTY BOARD OF ADJUSTMENT

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

MINUTES

Wednesday, August 28, 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
Dave Machacek 12/31/20
Rebecca Palmer 12/31/23

ABSENT: Pat Harstad 12/31/19
Ron Hoover, Vice-Chair 12/31/22

STAFF: Les Beck, Director
Elena Wolford, Assistant County Attorney
Mike Tertinger, Planner
Cathy Coppess, Recording Secretary

See attendance sheet for community sign in.

II. OLD BUSINESS

III. NEW BUSINESS

JC19-0011	Mike Tertinger	Julie & Allan Meyer , Owners	Conditional Use Farm Winery
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Tertinger presented the staff report.

The applicant is requesting a Conditional Use Permit for a farm winery business. The proposal includes use of an existing 1,700 square foot accessory structure for grape processing and an existing vineyard. The business is not open to the public and does not currently have employees. The applicant expects a small increase in daily vehicle traffic during the months of September and October due to volunteers coming to the site to assist with grape harvesting. The applicant indicated up to 2,000 gallons of wine in various stages of production would be on site at any one time. A farm winery is a permitted use via an approved Conditional Use Permit and Major Site Plan in an Agricultural (AG) zoning district.

It appears the proposal meets the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) and the Major Site Plan requirements of Article IV, Section 107-71 § (3) of the Linn County Unified Development Code. It appears the proposal meets the standards of approval for Agricultural Sales and Service - Farm Winery and Cider Mill in Article VI, Section 107-115, § (i). Prior to operation, all applicable local, state and federal requirements regarding wine production and sales and consumption of food or alcohol shall be required as conditions of approval. The parking requirements of Article V Section 107-93 § (e) are addressed through a condition of approval at such time as the business requires employees or desires onsite events for the general public.

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

Palmer asked the applicant if they are retaining the vineyard at the former location. Al Meyer, 951 County Home Rd, Springville stated yes, they are still partners.

Motion by Machacek to accept the Findings of Fact, Conclusions of Law, and Decision & Order as reflected in the staff report for the Conditional Use JC19-0011, and to approve case JC19-0011. Second by Palmer.

Grace	Aye	
Machacek	Aye	
Palmer		Aye
Harstad	Absent	
Hoover		Absent

IV. OTHER BUSINESS

- a. Les Beck recapped the In-House Training from July 23rd, 2019.
- b. Beck also gave a presentation on Linn County Wind Farm Sitting Analysis.

V. APPROVAL OF MINUTES

The minutes of June 26th 2019 Board of Adjustment meeting were approved as submitted.

VI. ADJOURNMENT

The meeting was adjourned at 7:02 p.m.

Respectfully submitted,

Sabrina Grace, Chair

Cathy Coppess, Recording Secretary