

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES

Tuesday, January 21st, 2020

The Linn County Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Vice-Chair, Frank Bellon. The meeting was held in the Jean Oxley Public Service Center Board Room, 935 2nd Street SW, Cedar Rapids, Iowa.

QUORUM DETERMINED:

PRESENT: H. Frank Bellon, Vice-Chair 2021
R.J. Carson 2023
George Maxwell 2020
Ted Grenis 2019
Sheila Gatewood 2020

ABSENT: Christine Landa, Chair 2020
Curt Eilers 2022

STAFF: Charlie Nichols, Planning & Zoning Division Manager
Jessica Black, Recording Secretary

See attendance sheet for community sign in.

APPROVAL OF MINUTES

The minutes of the December 16th, 2019 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

JPS20-0001 Stallman’s Third Addition Residential Parcel Split

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

Grenis	Aye
Bellon	Aye
Gatewood	Aye
Eilers	Absent
Landa	Absent
Carson	Aye
Maxwell	Aye

REGULAR AGENDA

JPS19-0016 Big Creek Farms First Addition Residential Parcel Split

Charlie Nichols presented the staff report.

This applicant is requesting a residential parcel split of 2.11 acres (proposed Lot 1). The property is zoned AG (Agricultural). The remainder of the parent parcels in the SE ¼ NE ¼ Sec. 04-82-6 and the SW ¼ NW ¼ Sec 03-82-6 are currently combined via a deed restriction; therefore, an updated deed restriction is required to be submitted with the bound documents. Proposed Lot 1 includes a dwelling constructed in 1900, accessory structures, septic, and well. A Land Use Map Amendment case (JA19-0004) is pending further review by the City of Bertram.

The Linn County Planning & Zoning Commission recommended approval of a Residential Parcel Split request for the subject property at its July 15, 2019 meeting. The applicant submitted a new plat map and site plan showing a proposed change to the size of Lot 1. For this reason, the updated case will be reconsidered by the Planning & Zoning Commission. Changes made to the original staff report are noted as follows: text with a strikethrough represents deleted text and underlined text represents new text.

This proposal meets the standards for approval per Article IV, Section 107-72, § (4) of the Linn County Unified Development Code (UDC). Residential Parcel Splits are not subject to MLS or LESA requirements.

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

Gatewood wondered if the subdivision name “Big Creek Farms First Addition” implied that Kelly had plans to create a “Big Creek Farms Second Addition”. Nichols explained that “First Addition” was a standard subdivision name and no further expansion had been proposed.

Motion by Carson to recommend approval of case JPS19-0016 , subject to the conditions of the staff report . Second by Maxwell.

Maxwell	Aye
Carson	Aye
Landa	Absent
Eilers	Absent
Gatewood	Aye
Bellon	Aye
Grenis	Aye

JA19-0006	Unified Development Code Text Amendments	Floodplain Overlay
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Charlie Nichols presented the staff report.

Recently, the Iowa Department of Natural Resources released an updated model floodplain development ordinance. In order to bring our current Floodplain Overlay District ordinance (UDC Sec. 107-144) into conformance with the updated regulation guidelines of the Iowa Department of Natural Resources, staff is proposing a repeal and replacement of our current Floodplain Overlay District ordinance. Additionally, staff is proposing changes to Section 107-180 of Article IX (Definitions) to support the proposed new Floodplain Overlay District ordinance.

There are four primary areas of change associated with the proposed ordinance amendment and supporting changes to the definitions section of the UDC: the definition of substantial damage; the definition of substantial improvement; the minimum required freeboard elevation; and the conditional use permitting process for uses in the floodway.

No questions from the Commission or public.

Motion by Grenis to recommend approval of case JA19-0006, subject to the conditions of the staff report . Second by Gatewood.

Grenis	Aye
Maxwell	Aye
Landa	Absent
Eilers	Absent
Bellon	Aye
Gatewood	Aye
Carson	Aye

OTHER BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

Jessica Black, Recording Secretary