

**LINN COUNTY PLANNING & ZONING COMMISSION**

**MINUTES**

**Monday, August 19, 2019**

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 2<sup>nd</sup> Street SW, Cedar Rapids, Iowa.

**QUORUM DETERMINED:**

**PRESENT:**

Christine Landa, Chair	2020
H. Frank Bellon, Vice Chair	2021
Curt Eilers	2022
George Maxwell	2020
Ted Grenis	2019
Sheila Gatewood	2020

**ABSENT:** R.J. Carson 2023

**STAFF:**

Les Beck, Director  
Charlie Nichols, Planning Division Manager  
Mike Tertinger, Planner I  
Cathy Coppess, Recording Secretary

See attendance sheet for community sign in.

**APPROVAL OF MINUTES**

The minutes of the July 15, 2019 Planning & Zoning Commission meeting were approved as submitted.

**CONSENT AGENDA**

JPS18-0028      Kronlage Farm Addition      Residential Parcel Split

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

<b>Landa</b>	<b>Aye</b>
<b>Bellon</b>	<b>Aye</b>
<b>Carson</b>	<b>Absent</b>
<b>Maxwell</b>	<b>Aye</b>
<b>Grenis</b>	<b>Aye</b>
<b>Gatewood</b>	<b>Aye</b>
<b>Eilers</b>	<b>Aye</b>

## REGULAR AGENDA

**JC19-0011 Allan & Julie Meyer, Owner  
PederMeyer LC, Applicant**

**Conditional Use -  
Farm Winery**

Mike 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.

Grenis asked if there is adequate parking available for the volunteers during harvest season. Tertinger stated the applicant indicated up to 30 volunteers could be on site to assist with harvesting grapes on the weekends in September and October. There is a grassy area identified on the site plan for volunteer parking. There is a complete parking lot buildout identified on the site plan. There are no employees or customers at this time, but if the business expands to require employees or if the business owner desires to host business related events on site for the general public, they are required as a condition of approval to complete the parking lot requirements and any other applicable conditions.

**Motion by Eilers to recommend approval of case JC19-0011, subject to the conditions of the staff report. Second by Grenis.**

<b>Landa</b>	<b>Aye</b>
<b>Bellon</b>	<b>Aye</b>
<b>Carson</b>	<b>Absent</b>
<b>Maxwell</b>	<b>Aye</b>
<b>Grenis</b>	<b>Aye</b>

**Gatewood**            **Aye**  
**Eilers**                **Aye**

## **OTHER BUSINESS**

## **COMMISSION COMMENTS**

## **STAFF COMMENTS**

- a. Les Beck gave an update on the second open house for the Dows Farm Agri-Community, which was held on August 1.
- b. Charlie Nichols gave preview of upcoming proposed amendments to the Linn County Unified Development Code.
- c. Nichols also gave recap of the recent joint training for Planning and Zoning Commission and Board of Adjustment members.

## **PUBLIC COMMENTS**

## **ADJOURNMENT**

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

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Christine Landa, Chair

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Cathy Coppess, Recording Secretary