

LINN COUNTY PLANNING & ZONING COMMISSION

MINUTES

Monday, March 15, 2021

The Linn County Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Chair, Tina DuBois

Special Statement: As a result of the ongoing COVID-19 pandemic, this meeting was held electronically. All county buildings are closed to the public until further notice.

QUORUM DETERMINED:

PRESENT:

Tina DuBois, Chair	2025
Griffin Kuntz	2021
Brock Grenis	2023
Allen Wagner	2024
George Maxwell	2025
Erin Detterbeck	2025

ABSENT: Curt Eilers, Vice-Chair 2022

STAFF:

Charlie Nichols, Planning & Zoning Division Manager
Stephanie Lientz, Senior Planner
Jessie Black, Recording Secretary

APPROVAL OF MINUTES

The minutes of the February 15, 2021 Planning & Zoning Commission meeting were approved as submitted.

CONSENT AGENDA

No items on tonight's consent agenda

REGULAR AGENDA

JC21-0002 Conditional Use - Contractor's Yard FURLOU Bail Holdings, Owner & Outdoor Storage

Stephanie Lientz presented the staff report.

The applicant is proposing to construct two (2) buildings connected by a loading dock, totaling 22,570 square feet for contractor's storage. The subject property is legally described as Lot 2 of Vernon Valley 8th Addition, and contains approximately 1.93 acres. The applicant is proposing to hard surface 1.24 acres (64%) of the 1.93 acre subject property, including the building and paved parking area. The subject property is zoned HC (Highway Commercial), and has a land use designation of MUSA (Metro Urban Service Area).

The proposed use of contractor's yard or outdoor storage is allowed with a Conditional Use Permit in the HC (Highway Commercial) zoning district. It appears that the proposal meets all of the standards for approval for Conditional Use Permits in Article IV, Section 107-73, § (4) of the Linn County Unified Development Code (UDC). Other development standards found in Article IV,

Section 107-115, § (z) **must be met**, including requirements for a major site plan, and a requirement to hard-surface parking areas and drives for commercial uses in the MUSA (Metro Urban Service Area). Staff has approved a request for an administrative reduction in the number of parking spaces required in Article 5, Section 3, § (5) of the UDC, as well as a 10% reduction of the buffering requirements in Article V, Section 107-93, § (d). The business will connect to city services for water and wastewater. Vehicles, trailers, and materials associated with the business will be stored outside the buildings. Vegetative screening will be installed as shown on the site plan.

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

Jason Santee, engineer from Hall & Hall on behalf of the applicant, offered to answer any questions from the commission.

Grenis wondered if the conditional use would stay with the business owner or property itself. Lientz explained that the conditional use would be transferable from the current owner to the next, so long as there were no changes proposed to the business or site plan. Any changes proposed by a new owner would need to be evaluated by staff to determine if additional review by the Board of Adjustment would be required.

Motion by Maxwell to recommend approval of case JC21-0002 , subject to the conditions of the staff report . Second by Wagner .

Maxwell	Aye
DuBois	Aye
Grenis	Aye
Wagner	Aye
Eilers	Absent
Detterbeck	Aye
Kuntz	Aye

**JA21-0001 Unified Development Code Text
Amendment**

Charlie Nichols presented the staff report.

Linn County Planning and Development staff are requesting language in Article VI, Section 107-114, subsection (d) of the Linn County Unified Development Code be amended to allow day cares and preschools as a permitted accessory use to nature centers.

The Indian Creek Nature Center is proposing to add a preschool to their operation on Otis Rd SE in unincorporated Linn County. Currently day cares and preschools are only allowed as accessory uses to educational institution and religious assembly uses. Staff believes the land use impacts associated with nature centers are similar in nature to educational institution and religious assembly uses, and preschools would make an appropriate accessory use.

Staff recommends approval of the proposed Unified Development Code text amendment.

There were no questions from the commission or public.

Motion by Kuntz to recommend approval of case JA21-0001 , subject to the conditions of the staff report . Second by Maxwell.

Detterbeck	Aye
Eilers	Absent
Kuntz	Aye
Wagner	Aye
DuBois	Aye
Maxwell	Aye
Grenis	Aye

COMMISSION COMMENTS

STAFF COMMENTS

Charlie Nichols informed the commission of a solar farm proposal from NextEra. NextEra will be holding two virtual informational meetings prior to the commission's review of the proposal; one for adjacent property owners, the other for property owners within 1000 ft. Nichols told the commission members they are welcome to attend, but asked that they do not involve themselves in any discussion. Doing so could result in a violation of meeting rules. Erin Detterbeck expressed interest in attending. Nichols will email the meeting link to all commission members.

PUBLIC COMMENTS

ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Tina DuBois, Chair

Jessie Black, Recording Secretary