

**TOWN OF LINN
PLAN COMMISSION
February 23, 2026 -7:00 P.M.
Linn Town Hall
W3728 Franklin Walsh St., Zenda 53195
In-person and Virtually**

MINUTES

Chairman Weiss called the meeting to order at 7:00 pm.

Roll Call: Mr. Theys - Present, Mr. Gardiner- Present, Dr. Zimmerman –Present, Mr. White – Present, Mr. Palmer –Present, Mr. Maloney-Present, Chairman Weiss- Present

R. White/R. Zimmerman motioned to approve the minutes from the last meeting. Motion Carried.

Review / possible action of zoning amendments, conditional use or variance requests:

REZONE:

T. Gardiner/R. Zimmerman motioned to approve the Rezone as set forth on the agenda. Motion Carried.

Roll Vote: Mr. Theys-yes, Mr. Gardiner-yes, Dr. Zimmerman-yes, Mr. White-yes, Mr. Palmer-yes, Mr. Maloney-yes, Chairman Weiss-yes.

- Attorney Theodore N. Johnson (applicant) representing Reeds Construction LLC at W3199 S. Lakeshore Dr., parcel I L 1400002F and N1631 Reedsville Dr, LLC of parcel I L 1400002D are requesting to re-zone 1.509 acres of parcel I L 1400002D from R-3 to B-2. The plan would be to combine by lot line adjustment with tax parcel I L 1400002F already zoned B-2. The remnant portion of tax parcel I L 1400002D (0.341 acres) would be added to tax parcel IA 65700004 by lot line adjustment. Tax Parcel I L 1400002D after the rezone and lot line adjustment entirely removed. The purpose of the rezone and future lot line adjustment is to make the zoning consistent with tax parcel I L 1400002F and to encompass all commercial activity upon one parcel.

Attorney Ted Johnson spoke for the Reeds. He said that all properties are commonly owned by both Jeff and John Reed. He showed that the area in pink, on the map he submitted with his application is the area the Reeds would like to rezone so that it is consistent with Parcel I L 1400002F and then make them all one parcel. If the rezone is approved, they would do this via lot line adjustment. Then the remnant portion of I L 1400002D would be combined with parcel IA 65700004. Currently there are three parcels, and if everything is approved, there will be two parcels. The County will decide what the parcel ID # will be in the end. The Reeds have operated their business on this land for 60 years. Their Comp Plan amendment has already been approved

by the Town and the County. Weiss asked if the current pink area is what they want rezoned from R-3 to B-2, and the yellow will still be R-3. There is a duplex currently on I L1400002D.

CONDITIONAL USE:

R. Zimmerman/R. White motioned to approve the Conditional Use. Motion Carried.

Roll Vote: Mr. Theys-yes, Mr. Gardiner- yes, Dr. Zimmerman-yes Mr. White-yes, Mr. Palmer-yes, Mr. Maloney- yes, Chairman Weiss-yes

- Attorney Theodore N. Johnson (applicant) representing Reeds Construction LLC at W3199 S. Lakeshore Dr., parcel I L 1400002F) is requesting a Conditional Use to allow for off-season storage and building contractor storage yard.

Attorney Johnson said that this would involve improving the driveway and making an entrance off of Reedsville Dr. Additionally, they may add a storage shed in the future that would also be in the pink area of the map previously mentioned. Again, referring to a map submitted with the application, he refers to the tan area and the blue driveway, as both new additions if this is approved. Currently, they have access off of S. Lakeshore Dr., which is a problem. All these years they have gotten by, but this will be better for larger trucks to pull in and out in a U shape, so they are no longer needing to back out onto S. Lakeshore Dr. The green area of the map is where they would build the storage shed for piers and construction of piers. The yellow section of the map consists of sheds that would eventually be removed. The Reeds are not expanding the number of employees or the hours of operation. Dr. Zimmerman asked what the Reeds will be doing with the building where they store all of the wood. Mr. Johnson said that it would be taken down. The building where the office is will remain the same. He also inquired about the driveway in the picture being the same, but that they are adding to it by going out to Reedsville Rd. They said that is correct. Mr. Theys asked if the duplex will stay as is. Yes it will.

Public Hearing for Rezone and Conditional Use –

No one in the Town Hall or online commented in support of or in opposition to the Rezone or the Conditional Use.

CONDOMINIUM PLAT:

Chairman Weiss stated that Friday February 20, the attorney presenting Ms. Robbins application requested that the Condominium Plat be tabled. Legal counsel was made aware that if they do not come before the Plan Commission next month they will need to reapply and the Town needs to make sure people are properly noticed.

- Public Hearing
 - Susan Graber Robbins (owner/applicant) of N2262 Chapin Rd to (parcel ICH 00002A3) and RF Legacy N2286 Chapin Rd LLC (parcel ICH 00002A4) being represented by Attorney Chad Pollard are requesting a Condominium Plat for said parcels.
-

*Chairman Weiss would like the Subdivision Ordinance to be added back onto the agenda for the next meeting.

R. Zimmerman/R. White motioned to adjourn at 7:21 PM. Motion Carried

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Alyson Morris".

Alyson Morris, Town of Linn Clerk