

**PLANNING BOARD SPECIAL MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, February 27, 2017 7:00 P.M.**

Roll Call

Approval of the Agenda

1. New Business

- a. Review and Discuss legal opinion for Lakeside Auto Recyclers – Permit
- b. Lakeside Auto Recyclers – Fence Permit request

4. Comments

Adjourn

02-24-17
jms

THE LAW OFFICE
OF

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February 16, 2017

TO: The Planning Board for the City of Carter Lake, Iowa

The current zoning regulations adopted by the City Council for the City of Carter Lake in August 2006 appear in the Unified Land Development Ordinances.(ULDO) The stated purposes of the Unified Land Development Ordinances (ULDO) of the City of Carter Lake are to:

- a. Serve the public health, safety, and general welfare of the city and its jurisdiction.
- b. Classify property in a manner that reflects its suitability for specific uses.
- c. Provide for sound, attractive development within the city and its jurisdiction.
- d. Encourage compatibility of adjacent land uses.
- e. Protect environmentally sensitive areas.
- f. Further the objectives of the Comprehensive Plan of the City of Carter Lake.

(See Section 103, page 1, Purpose. See also Section 104, page 1, Consistency with the Comprehensive Development Plan.)

While I am certain that such a Comprehensive Plan for the City exists, I am unable to easily access it. Ordinance 578 passed by the City Council in August 2006 refers specifically to such a Plan.

PURPOSE OF THIS LETTER

I have been asked by you, the Planning Board, (established by Chapter 120 of the City Code of Ordinances,) to respond to your request for guidance on an application made by a current business within the City, namely, Lakeside Auto Recycling, (Lakeside) for a permit to construct and/or install a machine and/or structure on their current premises. **The Board wanted to know if the proposed use, as described by Lakeside, can be allowed through the granting of a conditional use permit.**

The simplest answer to the question posed by you is: NO. A conditional use permit is NOT available for what Lakeside proposes to do, *as I understand it*. A chart of “Permitted” and “Conditional” uses appears on pages 43-47 of the ULDO. (See attached Appendix A, 5 pages.) These boxes indicate which activities are available for a conditional use permit within a specific zoned district. There appears to be ***no*** activity under the plans of Lakeside which meets any approved use in a C/L district *excepting, of course, the current and previous non-conforming use.*

The current zoning for the subject area is C/L. (See Section 10, page 62 of the ULDO.) The designation for this area is identified as:

This district recognizes the mixed-use character of the Locust Street urban corridor. Locust Street is Carter Lake’s principal commercial corridor and represents the boundary between the north part of the city, which is primarily residential in use, and the south part, which is principally industrial. In some ways, Locust serves as a central business district for the city. Therefore, this district helps the corridor accommodate a combination of commercial, and office uses. Design standards will gradually upgrade the appearance of the street, as it becomes a service corridor for the nearby airport and convention center. Some uses in the C/L District will require development above normal standards in order to assure compatibility with surrounding uses. (Section 1001. Purpose.)

Certain activities are, by right, allowed to exist only in certain zoned areas within the City. Some activities are allowed as non-conforming if they existed at the time of the adoption of the ULDO in August 2006. Some activities are allowed through a conditional use permit in some areas where they are not otherwise allowed by right. The process to allow a conditional use is contained in Section 2903 of the ULDO.

Below are the provisions of the Ordinance as it relates to Conditional Use Permits. (2903 Conditional Use Permits (ULDO) pages 179-180)

a. Purpose

The conditional use permit procedure provides for Planning Board review and approval of uses within zoning districts that have unusual site development or operating characteristics that could adversely affect surrounding properties. Denials may be appealed to the City Council.

b. Administration

The Planning Board shall review, evaluate, and act upon all applications submitted pursuant to this procedure. The Planning Board, following proper notice, shall hold a public hearing on each conditional use permit application and, following such public hearing, shall act on the application.

Before approval of any conditional use permit, the Board shall review the

conformity of the proposal with the criteria set forth in Table 29-1. (See ULDO pages 193-194.)

The Board may approve or disapprove the conditional permit as submitted or, before approval, may require that the applicant modify, alter, adjust, or amend the proposal as the board deems necessary to the end that it preserves the intent and purpose of this title to promote public health, safety and the general welfare.

c. Application Requirements

An application for a conditional use permit may be filed with the Building Inspector by the owner(s) of a property or the owners' authorized agent.

Applications for a conditional use permit under the terms of this section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property and shall include a detailed site plan containing all requirements for site plan review set forth under Section 24.

d. Criteria for Review

The Board shall review and act upon the request based on the criteria established in Table 29-1 and conformance with applicable regulations in this Zoning Ordinance.

The Zoning area (C/L) encompasses a very small portion of the City. It provides for certain, limited uses of the property for which a salvage yard is not listed as an approved use. Lakeside's land currently houses a salvage operation. Therefore, salvage would be considered a nonconforming use. This right to operate a salvage yard would end upon the sale of the business to someone other than a family member or upon the closing of the business. However, the question before us is *not* about whether the current use must come to an end now. Surely it does not need to end. The business is still a going concern and has the right to operate within the constraints placed on that zoning district since the activity was allowed on that property prior to the adoption in 2006 of the ULDO.

The ULDO also appears to provide no opportunity for those businesses wishing to expand the use of their nonconforming activities on their property, despite the fact that the company could conceivably remain in business for generations to come. It is easily argued that the proposed development of the property as planned by Lakeside would increase and/or expand their nonconforming use. Such is not allowed under the ULDO. See attached Appendix B, 3 pages)

Initially, there were conversations about what the subject property would actually look like once the new facility was built and the new machinery was installed. Currently, all salvage of vehicles is done outside in the salvage yard, where the metal is exposed to the elements, where noises, smells and dust cannot be easily contained. It is possible that

new technological advances within this industry might provide for a more efficient, cleaner and safer process of salvaging.

The Planning Board could recommend to the City Council a change in the ULDO, by either allowing this kind of activity by right (permitted) in a C/L zone, or allowing it by special use (conditional) permit. In either case, the ULDO would need to be altered, and regulations would need to be promulgated and considered through a series of public hearings to provide for input as to the pros and cons of such development anywhere in Carter Lake and in this C/L district in particular.

Whether or not new technological advances should be dispositive of Lakeside's desire to continue to operate their property in a nonconforming manner is a question of judgment to be exercised by the City Council and the Planning Board. The governmental structure for the regulation of industry is most properly served by the obligations and power being distributed to several entities rather than just one. It has long been recognized that the City has great authority to regulate, through zoning, the use of property within the City limits in harmony with the overall interest of the population. The Planning Board acts on behalf of the City to review proposed zoning districts, and considers plans for any development to make certain that the work is planned appropriately, the construction is finished according to industry standards, so that the property owner and citizens at large can be assured that the project was completed as contemplated.

By way of comment, the Board of Adjustment has authority to grant variances when they are necessary. In this case, we've been told a height variance will be requested from the Board of Adjustment because of the overall limitation for the height of buildings in the City. The Board of Adjustment has the unique authority to review the request of the property owner for a waiver of the height restriction and, in doing so, it may take into account the existence of other buildings or structures already exceeding the height limitation. It may also consider technological advances such as cellular towers, emergency towers, and the like which all may already exist in Carter Lake in excess of the height limit. Nothing requires the Board of Adjustment to act in a vacuum or with blinders on. Additionally, if there exists good reason to exceed the height limitation so that a proposed facility can operate safely and effectively, the Board may agree to that variance.

Likewise, in this case, the Planning Board, as a part of their "rezoning" deliberations, could revisit the issue of the height requirement of structures. Should a new maximum height be determined, and if the proposed development met that requirement, then there would be no action needed on that issue by the Board of Adjustment.

When taking into consideration the purpose of the zoning regulations, City officials should consider the effects of the changes or manner in which businesses operate, technological advancements, and future uses of the property which could create additional nuisances, not just those which already existed at the time that the zoning regulations were passed.

The applicant also plays an important role in this process and should be expected to do so by the City. It is not the City's job to do the applicants bidding, rather, it's the City's job to receive the request from the applicant and process it in accordance with the rules and regulations. The City Council needs to be convinced that the project benefits the community as a whole and to determine a manner to allow the project if it is possible to do so under the ULDO.

As indicated above, the City would have to change the zoning of a property or the regulations to accommodate the proposed change by Lakeside. The Planning Board should advise the City on the effect of the development of the area in question, the area surrounding the proposed construction and for the City at large. Sometimes the Planning Board may suggest that a project be given a permit designed to allow a project to go forward if certain assurances can be mandated by the Board and agreed to by the Developer. It would be important for the Planning Board to insure that the use of the facility meets current industry standards with measurable improvement in the use of the overall facility. The Planning Board should be satisfied that the construction process and use of the new facility will not create any new nuisances for the City, or harm any neighboring property. For example, there should be no new or undue vibrations from the facility, no louder or greater volume or quantity of sound from the new facility, no additional pollution, no additional dust, and no additional significant traffic. In fact, the Planning Board can and should insist that any new development exceed the safety precautions existing in the present day facility and operation. If the developer can provide those kinds of assurances to the City, the Planning Board could agree to recommend the project to the City Council within certain specified limitations.

There remains the issue of whether or not the ULDO allows for enhanced use of the subject property for a nonconforming use, since, under the ULDO, salvage yards are no longer desired within the limits of the City of Carter Lake. However, the ULDO was drafted and adopted which specifically grants almost perpetual, indefinite right to the current owners of that property to continue to operate their land as a salvage yard. If the property is passed down from generation to generation in the future, it is conceivable that this "grandfather's right" could last a very long time. However, once sold to a third party, the right to use the property as a salvage yard would end immediately. The City Council could not allow the new owner to operate the salvage yard, the Planning Board could not

approve any such plan, and the Board of Adjustment could not grant a variance, without a change in the ULDO.

It is also readily apparent that litigation is imminent as this project moves forward if it is approved by the Planning Board, the City Council and the Board of Adjustment, even if changes are proposed to the ULDO which might allow the proposed project. Some citizens have taken the position that the development is dangerous in some manner or that it will affect the quality of life for those people living in Carter Lake. These are serious concerns and the citizens should be given equal access to the City Council, the Planning Board and the Board of Adjustment to express their opinions and provide their evidence, if any they have, to support their contentions.

It is also possible that competitors of this business also may have some concerns. The Council should determine, through public hearing, whether the content of these concerns are truly altruistic designed to benefit the citizens of Carter Lake, or are simply actions designed to be anti-competitive. These individuals or companies should also have an opportunity to present their opinions in a public forum. Rather than attempting to influence a decision in secret, they too should be encouraged to introduce themselves to the public, and they should be encouraged to come forward and make their arguments so that the citizens of Carter Lake and the governing bodies can hear all rational and important arguments regarding this development and any proposed zoning changes. It is possible that these competitors have reliable information about the nature of the proposed development; whether or not it is a "state of the art" process, what the industry standards are or should be as they relate to the construction and use of this facility. We should not shy away from seeking the opinion of even those who are clearly self-interested in the City denying this application proposed by Lakeside. It is only in the light of day that a fair analysis of this proposal can be made.

RECOMMENDATION

The Planning Board serves in an advisory capacity to the City Council. It has no independent authority but does have a great deal of responsibility. Serving on the Planning Board is often a thankless job, but it is the first line of defense for the citizens as well as the first avenue of opportunity for both the City and developers. As such, they should be allowed to proceed in a respectful, thoughtful, intelligent manner and be given an opportunity to deliberate openly.

The Planning Board asked my opinion as to whether or not this project could go forward with a conditional use permit. As I said earlier, I do not see how, as I understand it, that a conditional use permit can be granted. I believe that any serious developer should be

given an opportunity to present their ideas for improvements. No one doubts that the developer is serious about making a substantial investment in this land. There are plenty of property owners in Carter Lake and in other cities who don't regularly maintain their property, let alone improve it. This is why there is a process for improvements as set forth in the ULDO.

I recommend that the Planning Board proceed with its deliberations of the proposed project and, if necessary, proposed zoning and/or use changes to the ULDO. They should make an independent finding as to whether or not the project should go forward and, if so, suggest under what conditions a permit should be issued consistent with safeguards necessary to protect the overall citizenry of Carter Lake. They should open their meetings to thoughtful discussion of the proposal and move quickly to render an opinion.

Respectfully submitted,



Michael J. O'Bradovich
City Attorney

414 Pole Buildings

No pole buildings shall be erected on any lot in Carter Lake without regard to the zoning of said lot. "Pole Building" is defined as a structure with wooden or metal poles as main supports, without a continuing permanent foundation, with studs, which are greater than 16 inches off of center, and with siding made of metal and/or wood material.

Table 4-1: Use Matrix: Agricultural and Residential Types

Use Types	R-1	R-2	R-3	R/ CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Agricultural Uses														
Horticulture						P	P	P				P	P	
Crop Production														
Animal Production														
Commercial Feedlots														
Livestock Sales														
Residential Uses														
Single-Family Detached	P	P	P	P	P									
Single-Family Attached	P	P	P	P										
Duplex	P	P	P											
Townhouse		P	P						C					
Multiple-Family*			P						C					
Manufactured Housing Residential	P	P	P	P	P									
Mobile Home Park*					P									
Mobile Home Subdivision*					P									
Retirement Residential*	C	C	P				P	P	C					

- P Permitted by right or by right subject to supplemental regulations
 → C Permitted by Conditional Use Permit
 * Use Permitted after Site Plan Approval
 → Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

Zoning District Regulations

Use Matrix: Civic Use Types



Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Civic Uses														
Administration						P	P	P	P	P	P	P	P	
Clubs (Recreational)*	C	C	C	C	C	P	P	P	C	P	C	P	P	
Clubs (Social)*	C	C	C	C	C	P	P	P	P	P	P	P	P	
College/Univ*						P	P	P	P	P	P	P		
Convalescent Services		C	P		C	P	P	P	C					
Cultural Services	C	C	P	C	C	P	P	P	P	P	P	P		
Day Care (Limited)	P	P	P	P	P	P	P	P	P	C	C	C	C	
Day Care (General) *	C	C	P	C	C	P	P	P	P	P	P	C	C	
Elder Home	C	C	P	C	C	P								
Emergency Residential	C	C	P	C	C	P	P	P	P					
Family Home	C	C	P	C	C	P	P							
Group Care Facility*			P			P	P	P	P	P				
Group Home		C	P			P	P	P	P	P				
Guidance Services						P	P	P	P	P	P	C	C	
Health Care						P	P	P	P	P	P	C	C	
Hospitals*			C			C	C	C	P	P	P	C	C	
Maintenance Facility*						C		C		C		P	P	
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities						C	P	P	P	P	P	P	P	
Primary Education*	P	P	P		P	P	P	P	P	C				
Public Assembly*						C	C	C	P	P	C			
Religious Assembly*	P	P	P		P	P	P	P	P	P		C		
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Educ*	C	C	P		C	P	C	C	C	C				
Utilities*	C	C	C	C	C	C	C	C	C	P		P	P	

- P Permitted by right or by right subject to supplemental regulations
- C Permitted by Conditional Use Permit
- * Use Permitted after Site Plan Approval
- Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

Use Matrix: Office and Commercial Use Types



Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Office Uses														
Corporate Offices*			C			P	P	P	P	P	P	P	P	
General Offices			C			P	P	P	P	P	P	P	P	
Financial Offices*			C			P	P	P	P	P	P	P	P	
Medical Offices*			C			P	P	P	P	P	P	P	C	
Commercial Uses														
Ag Sales/Service*								C				P	P	
Auto Services*						C	C	C				P	P	
Body Repair*								C				P	P	
Equipment Repair*								C				P	P	
Bed and Breakfast						P	P	P	P	P				**
Business Support Services						P	P	P	P	P	P	P	P	
Business/Trade School						C	C	P	P	P	P	P	P	
Campground*														**
Cocktail Lounge						C	C	C	C	C	C	C	C	
Commercial Rec* (Indoor)						C	C	P	P	P	P	P	P	
Commercial Rec* (Outdoor)										P		P	P	
Communication Service						P	P	P	P	P	P	P	P	
Construction Sale/Service*							C	C				P	P	
Consumer Service						P	P	P	P	P	P	P		
Convenience Storage*												P	P	
Food Sales (Convenience)*						C	C	C		C	C	P	P	
Food Sales (Limited)						P	P	P	P	P	P	P	P	

- P Permitted by right or by right subject to supplemental regulations
 → C Permitted by Conditional Use Permit
 * Use Permitted after Site Plan Approval
 → Blank Use not permitted in zoning district, unless established as a lawful nonconforming use
 ** Missouri River corridor

Zoning District Regulations

Use Matrix: Commercial (continued) and Parking Use Types

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Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Commercial Uses														
Food Sales (General)						P	P	P	C	P	P	P	P	
Food Sales (Super markets)*						C	C	C	C	C	C	P	P	
Funeral Service			C			P	P	P		P		P	P	
Kennels*												P	P	
Laundry Services												P	P	
Liquor Sales						C	C	C	C	C	C	C	C	
Lodging*						P	P	P	P	P	P	C	C	
Personal Improvement						P	P	P	P	P	P	P	P	
Personal Services						P	P	P	P	P	P	P	P	
Pet Services						P	P	P	P	P	P	P	P	
Research Services						P	P	P	P	P	P	P	P	
Restaurants (Drive-in)*						C	C	P		P	C	C	C	
Restaurants (General)*						P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)						P	P	P	P	P	C			
Retail Services (Large)*						C	C	C	C	C	C	P	P	
Retail Services (Mass)*						C	C	C		C		P	P	
Stables*														
Surplus Sales*												C	C	
Trade Services						C	C	C				P	P	
Veh. Storage (Short- term)*												C	C	
Veterinary Services						C	C	C	C	C	C	C	C	
Parking Uses														
Off-Street Parking*						C	C	C	C	C	C	P	P	
Parking Structure*						C	C	C	C	C	C	P	P	

- P Permitted by right or by right subject to supplemental regulations
 → C Permitted by Conditional Use Permit
 * Use Permitted after Site Plan Approval
 → Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

Use Matrix: Industrial and Transportation Uses

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Industrial Uses														
Agricultural Industry*												C	C	
Auto rental/Sales*												C		
Construction Yards*												C	C	
Custom Manufacturing						C		C	C	C		P	P	
Equip Rental/Sales												C	C	
Light Industry												P	P	
General Industry*												P	P	
Heavy Industry*													C	
Recycling Collection*													C	
Recycling Processing*													C	
Vehicle Storage (Long- term)*												C	C	
Warehousing (Enclosed)												P	P	
Warehousing (Open)*												C	C	
Aviation*											C	C	P	
Railroad Facilities													C	
Truck Terminal*												C	P	
Transportation Terminal*								P		P		P	P	
Alternative Energy Production Devices													C	
Amateur Radio Tower	C	C	C	C	C									
Communications Tower*												C	C	
WECS*													C	

- **P** Permitted by right or by right subject to supplemental regulations
 → **C** Permitted by Conditional Use Permit
 * Use Permitted after Site Plan Approval
 → **Blank** Use not permitted in zoning district, unless established as a lawful nonconforming use

SECTION 28

NONCONFORMING USES AND DEVELOPMENT

2801 Purpose

Within the various districts established by this title or amendments that may later be adopted, there exist structures and uses of land and structures that were lawful prior to the adoption of the ordinance codified in this title but that would be prohibited, regulated, or restricted under the provisions of this title. It is the intent of this title to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this title to be incompatible with permitted uses in the districts involved.

All nonconforming use of land, use of structures and nonconforming structures shall cease upon change of ownership (with the exception for change of ownership to an immediate family member), of the land use of structure or structure.

2802 Regulations Additive

Regulations for nonconforming uses are in addition to regulations for nonconforming structures. In the event of a conflict, the most restrictive regulation shall apply.

2803 All Districts

a. Nonconforming Use of Land

The lawful use of land upon which no building or structure is erected or constructed that becomes nonconforming under the terms of this title as adopted or amended may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the ordinance codified in this title.
2. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel that was not occupied by such use at the effective date of adoption or amendment of the ordinance codified in this title.
3. If any such nonconforming use of land ceases for any reason for a period of more than three months, any subsequent use of such land shall conform to the regulations for the district in which such land is located.

b. Nonconforming Use of Structures

If a lawful use of a structure, or of a structure and land in combination, exists at the effective date of adoption or amendment of the ordinance codified in this title, that would not be allowed in the district under the terms of this title, the use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted entirely or in part to a use not permitted by this title in the district in which it is located, except when required by law, shall be enlarged, extended,

Nonconforming Development

reconstructed, moved, or structurally altered, unless the use is changed to a use permitted in the district in which such structure is located.

2. In the event that a nonconforming use of a structure, or structure and land in combination, is discontinued or abandoned for a period of three months, the use of the same shall thereafter conform to the uses permitted in the district in which it is located. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.
3. Any structure devoted to a use made nonconforming by this title that is destroyed by any means to an extent of fifty percent of the assessed value of the structure at the time of destruction, shall not be reconstructed and used as before such happening. If the structure be less than fifty percent of the assessed value of the structure, it may be reconstructed and used as before, provided it be done within six months of such happening, and be built of like or similar materials.

c. Nonconforming Structures

Where a structure exists at the effective date of adoption or amendment of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such structure may be enlarged or altered in a way, which increases its nonconformity.
2. Should such structure be destroyed by any means to an extent of fifty percent of assessed value of the structure, it shall not be reconstructed except in conformity with the provisions of this title.

2804 Repair, Maintenance and Remodeling of Nonconforming Structures

- a. On any non-conforming structure or portion of a structure containing a con-conforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding twenty-five (25) percent of the current assessed value of the structure, of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.
- b. If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

2805 Recognition of Nonconformances

- a. Unauthorized Nonconformances

Nonconforming Development

Any use of land or structure which was not an authorized nonconformity under any previous zoning ordinance or similar regulations shall not be authorized to continue its nonconforming status pursuant to this title.

b. Nonconforming Uses and Conditional Use Permits

A lawful pre-existing use that would require a Conditional Use Permit in its zoning district shall be presumed to have the appropriate permit and shall be considered a conforming use. The use shall be subject to the regulations governing lapses or revocation of permits, set forth in Section 29.

Commercial Building Permit Application



City of Carter Lake

950 Locust Street
Carter Lake, IA 51510

Office (712) 847-0535 Fax (712) 347-5454

Address of Project: 2813 N 9TH ST, CARTER LAKE

Legal Description:	Lot	Block	Subdivision	Zoned
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Property: Platted ☒ Unplatted _____
Size: Width SEE Length ATTACHMEN Square Ft. 283,140 FT
Structure: Yes ☒ No _____ Current Use: PARKING LOT
Proposed Use: METAL RECYCLING

Property Owner: LAKESIDE AUTO RECYCLERS Phone: (712) 347-6561

Address: 2813 N 9TH ST, CARTER LAKE, IA 51510

(City, State, Zip)

General Contractor: HEARTLAND OUTDOOR SERVICES Phone: (402) 880-6959

Address: 3345 N 88 PLZ, OMAHA, NE 68134

(City, State, Zip)

Occupant / Tenant: LAKESIDE AUTO RECYCLERS Phone: (712) 347-6561

Contact Name: MIKE LEVELL

Type of Construction / Description of Work: REPLACEMENT OF CURRENT FENCE AND GATE SURROUNDING PROPERTY TO 12 FT HIGH

TOTAL: Value of Finished Product \$ 100,000.00 *Required Field*

The property shall comply with all applicable City of Carter Lake zoning ordinances. All covenants and easements are the responsibility of the builder or property owner.

All property owners, HOA and others having interest in this project been contacted: Yes ☒ No _____

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this building permit shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this permit shall not prevent the building official from requiring construction to be in compliance with all applicable code provisions during field inspections. This building permit is issued for the express purpose of work stated on this application and shown on the approved plans. Any changes to the construction plans that effect area or scope of work shall be approved by the building official's prior to construction and may require another permit application. No building shall be occupied until a certificate of occupancy has been issued by the Building Official.

Applicant Name: MIKE LEVELL

(Print Clearly)


(Signature)

Date: 2/16/2017

Please Note that this application must be approved by the following:

Planning Board: _____ Date: _____
Fire Department: _____ Date: _____
Building Official: _____ Date: _____

Documents Needed for Construction:

1. Three sets of plans and specifications. Drawn to scale (1/4").
2. A certified certificate of survey of the property.
3. A plot plan drawn to scale showing building location on the lot.
4. A Copy of SWPPP (Storm Water Pollution Prevention Plan)

Impervious Coverage:

Total (sq ft) of Property: _____
Total (sq ft) of All Structures: _____
Total (sq ft) of Impervious Paving: _____
Impervious Coverage Percentage: _____