

**PLANNING BOARD MEETING**  
**City Hall - 950 Locust St., Carter Lake, Iowa**  
**Monday, October 10, 2022 7:00 P.M.**

**AGENDA**

Roll Call

Approval of the Agenda

1. Consent Agenda
  - a. Building Permits listing
  - b. City Council Minutes
  - c. Planning Board Minutes
2. New Business
  - a. Site Plan Review for 1031 Avenue H
  - b. Application for Parking/Storage at 1655 E. Locust St
  - c. Privacy fence ordinance recommendation to council
  - d. Amend 309 Industrial Use Type
3. Comments
4. Adjourn

08/05/22

jmc

Permit #	Contractor	Description		Appl Date		Fee(s)
Status	Owner	Sub-Division	Lot	Issued Date	Paid	
Appl Type	Location	Type of Use		Expire Date	Cost of Work	Amount Due
FW010-22 Issued Contractor	DAN CUMBERLEDGE DAN CUMBERLEDGE 7TH AND WOOD AVE	1051' OF 6' H BLACK CHAINLINK  COMMERCIAL  7TH AND WOOD AVE		9-23-22	8,000.00	30.00
				9-23-22		.00
				3-22-23		30.00
					8,000.00	30.00
					FEE PAID DUE	.00 30.00
C23-22 Applied Contractor	WOODSTONE, INC PONCA TRIBE OF NE 1031 AVENUE H	65,000SQ FT CASINO EXPANSION  Assem,Restaurants,Bars,Halls  AVENUE H 1031		9-29-22	11,170,250.00	47,056.29
				3-28-23		.00
						47,056.29
					11,170,250.00	47,056.29
					FEE PAID DUE	.00 47,056.29
RE007-22 Issued Contractor	BATES ROOFING LISA KRAMER 902 AVENUE O	REROOFING OF HOME  Residential, Multiple Family  AVENUE O 902		9-21-22	6,000.00	30.00
				9-21-22		.00
				3-20-23		30.00
					6,000.00	30.00
					FEE PAID DUE	.00 30.00
SP006-22 Applied Contractor	ALKER BILLARDS/HOT TUBS RICK TICE 1101 DORENE BLVD	REPLACE OLD HOTTUB WITH NEW   DORENE BLVD 1101		9-21-22		23.50
				3-20-23		.00
						23.50
						23.50
					FEE PAID DUE	.00 23.50
M010-22 Issued Contractor	SERVICE ONE DOUG SCOTT 918 HIATT ST	REPLACE A/C & FURNACE   HIATT ST 918		10-04-22	8,000.00	53.00
				10-04-22		.00
				4-02-23		53.00
					8,000.00	53.00
					FEE PAID DUE	.00 53.00
DH09-22 Issued Contractor	OWNER AS GEN CONTRACTOR DREW EVERS 1340 HIATT ST	HAULING IN DIRT - NEED MORE   HIATT ST 1340		9-29-22		25.00
				9-29-22		.00
				3-28-23		25.00
						25.00
					FEE PAID DUE	.00 25.00
RE008-22 Issued Contractor	WINDOW WORLD DON ROTHMEYER 970 KEY CIR	WINDOW REPLACEMENT - 3  Residential, Multiple Family		10-04-22	2,000.00	30.00
				10-04-22		.00
				4-02-23		30.00

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
		KEY CIR 970			2,000.00	FEE PAID DUE 30.00 .00 30.00
RE009-22	DOTTEMAN INC	ROOF & SIDING REPLACEMENT		10-06-22	8,000.00	50.00
Issued	DEB PARKER			10-06-22		.00
Contractor	1401 LINDWOOD DR	Residential, Multiple Family		4-04-23		50.00
		LINDWOOD DR 1401			8,000.00	FEE PAID DUE 50.00 .00 50.00
M011-22	SERVICE ONE	REPLACE 2 A/C & 1 AIR HANDLER		10-07-22	18,000.00	71.00
Issued	AMERICAN NATIONAL BANK			10-07-22		.00
Contractor	1204 LOCUST ST			4-05-23		71.00
		LOCUST ST 1204			18,000.00	FEE PAID DUE 71.00 .00 71.00
RA008-22	WAYNE GRAYBILL	CHANGING REAR DECK'S STAIR		9-21-22	150.00	71.31
Issued	WAYNE GRAYBILL			9-23-22		.00
Contractor	130 MARINA CT	Residential, Multiple Family		3-22-23		71.31
		MARINA CT 130			150.00	FEE PAID DUE 71.31 .00 71.31
FW009-22	BRIAN WEBSTER	100' OF 6' ROD IRON FENCE. PER		9-21-22	5,000.00	37.50
Applied	WEBSTER, TAMARA					.00
Contractor	3701 N 17TH ST	Residential, Multiple Family		3-20-23		37.50
		N 17TH ST 3701			5,000.00	FEE PAID DUE 37.50 .00 37.50
C22-22	OWNER AS GEN CONTRACTOR	CELL TOWER IMPROVEMENTS		9-06-22	15,000.00	331.56
Issued	AMERICAN TOWER CORP			9-09-22		.00
Contractor	4410 N 17TH ST	Utility, Miscellaneous		3-08-23		331.56
		N 17TH ST 4410			15,000.00	FEE PAID DUE 331.56 .00 331.56
FW011-22	OWNER AS GEN CONTRACTOR	INSTALL 78' OF 4'6" ROT IRON		10-07-22	1,500.00	37.50
Applied	EDWARD FISHER					.00
Contractor	4418 N 17TH ST	Residential, Multiple Family		4-05-23		37.50
		N 17TH ST 4418			1,500.00	FEE PAID DUE 37.50 .00 37.50

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
RE010-22	DOTTEMAN INC	RE-ROOFING		10-06-22	8,000.00	30.00
Issued	DAWN LUSK			10-06-22		.00
Contractor	4408 N 8TH ST	Residential, Multiple Family		4-04-23		30.00
		N 8TH ST 4408			8,000.00	30.00
					FEE PAID DUE	.00
						30.00
P006-22	BURTON PLUMBING	GAS PRESSURE CHECK		9-20-22		48.50
Issued	MADELYN FAILLA			9-30-22		.00
Contractor	3510 203 N 9TH ST			3-29-23		48.50
		N 9TH ST 3510 203				48.50
					FEE PAID DUE	.00
						48.50
RA009-22	OWNER AS GEN CONTRACTOR	REPLACE FRONT STOOP WITH		10-07-22	5,000.00	82.75
Applied	PENNY CLARK 2					.00
Contractor	1540 WALKER ST	Residential, Multiple Family		4-05-23		82.75
		WALKER ST 1540			5,000.00	82.75
					FEE PAID DUE	.00
						82.75
MR399-22	ED'S CONSTRUCTION	268 SQ FT DRIVEWAY REPAIR		9-14-22	2,144.00	23.00
Issued	GEOFFREY GALLUP			9-15-22		.00
Contractor	1050 WATERS EDGE CT			3-14-23		23.00
		WATERS EDGE CT 1050			2,144.00	23.00
					FEE PAID DUE	.00
						23.00
MR400-22	ED'S CONSTRUCTION	683 SQ FT DRIVEWAY REPAIR		9-14-22	5,600.00	23.00
Issued	JOHN PATTERSON			9-15-22		.00
Contractor	1100 WATERS EDGE CT			3-14-23		23.00
		WATERS EDGE CT 1100			5,600.00	23.00
					FEE PAID DUE	.00
						23.00
MR401-22	ED'S CONSTRUCTION	405 SQ FT DRIVEWAY REPAIR		9-14-22	3,240.00	23.00
Issued	HOWARD ZINDELL			9-15-22		.00
Contractor	1105 WATERS EDGE CT			3-14-23		23.00
		WATERS EDGE CT 1105			3,240.00	23.00
					FEE PAID DUE	.00
						23.00
MR402-22	ED'S CONSTRUCTION	755 SQ FT DRIVEWAY REPAIR		9-14-22	6,044.00	23.00
Issued	JOHN BATT			9-15-22		.00
Contractor	1125 WATERS EDGE CT			3-14-23		23.00

## PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)
Status	Owner	Sub-Division	Lot	Issued Date
Appl Type	Location	Type of Use	Expire Date	Cost of Work
				Paid Amount Due
		WATERS EDGE CT 1125		6,044.00
				FEE PAID DUE
				23.00 .00 23.00
MR403-22	ED'S CONSTRUCTION	85 SQ FT DRIVEWAY REPAIR	9-14-22	676.00
Issued	JOHN PINKERTON		9-15-22	
Contractor	1140 WATERS EDGE CT		3-14-23	
		WATERS EDGE CT 1140		676.00
				FEE PAID DUE
				23.00 .00 23.00
MR404-22	ED'S CONSTRUCTION	521 SQ FT DRIVEWAY REPAIR	9-14-22	4,168.00
Issued	KENNETH JANSEN		9-15-22	
Contractor	1145 WATERS EDGE CT		3-14-23	
		WATERS EDGE CT 1145		4,168.00
				FEE PAID DUE
				23.00 .00 23.00

## PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status Appl Type	Owner Location	Sub-Division Type of Use	Lot	Issued Date Expire Date	Cost of Work	Paid Amount Due
		7TH AND WOOD AVE		1	8,000.00	FEE PAID DUE 30.00 .00 30.00
		AVENUE H 1031		1	11,170,250.00	FEE PAID DUE 47,056.29 .00 47,056.29
		AVENUE O 902		1	6,000.00	FEE PAID DUE 30.00 .00 30.00
		DORENE BLVD 1101		1		FEE PAID DUE 23.50 .00 23.50
		HIATT ST 1340		1		FEE PAID DUE 25.00 .00 25.00
		HIATT ST 918		1	8,000.00	FEE PAID DUE 53.00 .00 53.00
		KEY CIR 970		1	2,000.00	FEE PAID DUE 30.00 .00 30.00
		LINDWOOD DR 1401		1	8,000.00	FEE PAID DUE 50.00 .00 50.00
		LOCUST ST 1204		1	18,000.00	FEE PAID DUE 71.00 .00 71.00
		MARINA CT 130		1	150.00	FEE PAID DUE 71.31 .00 71.31
		N 17TH ST 3701		1	5,000.00	FEE PAID DUE 37.50 .00 37.50
		N 17TH ST 4410		1	15,000.00	FEE PAID DUE 331.56 .00 331.56
		N 17TH ST 4418		1	1,500.00	FEE PAID DUE 37.50 .00 37.50

# PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)
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Status Appl Type	Owner Location	Sub-Division Type of Use	Lot	Issued Date Expire Date	Cost of Work	Paid Amount Due
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		N 8TH ST 4408		1	8,000.00	FEE PAID DUE 30.00 .00 30.00
		N 9TH ST 3510 203		1		FEE PAID DUE 48.50 .00 48.50
		WALKER ST 1540		1	5,000.00	FEE PAID DUE 82.75 .00 82.75
		WATERS EDGE CT 1050		1	2,144.00	FEE PAID DUE 23.00 .00 23.00
		WATERS EDGE CT 1100		1	5,600.00	FEE PAID DUE 23.00 .00 23.00
		WATERS EDGE CT 1105		1	3,240.00	FEE PAID DUE 23.00 .00 23.00
		WATERS EDGE CT 1125		1	6,044.00	FEE PAID DUE 23.00 .00 23.00
		WATERS EDGE CT 1140		1	676.00	FEE PAID DUE 23.00 .00 23.00
		WATERS EDGE CT 1145		1	4,168.00	FEE PAID DUE 23.00 .00 23.00

\*\*GRAND TOTAL\*\*

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22	11,276,772.00	FEE
		PAID
		DUE
		48,145.91
		.00
		48,145.91

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
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UNDEFINED	UNDEFINED DESCRIPTION	21	48115.91	.00	48115.91
COMM	COMMERCIAL PERMITS	1	30.00	.00	30.00
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TOTAL CODE TOTALS		22	48145.91	.00	48145.91

## PLANNING BOARD MEETING

Monday, September 12, 2022 7:00 P.M.

Board Chair Ed Palandri called the meeting to order at 7:08 p.m. Roll Call: Present: Jay Gundersen, Ed Palandri, Robert Horan, Kathy Dueling, Drew Evers; absent: Ray Pauly and Tim Podraza.

Podraza moved to approve the agenda, seconded by Dueling; unanimous approval; Board requested resubmit building permit list and include minutes for consent agenda

New Business:

Gundersen moved to table fence permit revisions to next month, seconded by Dueling.

Palandri moved to set public hearing for the next meeting to amend 309 Industrial Use Type seconded by Gundersen to add use to the matrix with only a conditional use permit. Unanimously approved.

Podraza moved to adjourn at 8:05 p.m. and seconded by Horan; unanimous approval.



FOR OFFICE USE: CASE# \_\_\_\_\_  
Z.B.A. Public Hearing: \_\_\_\_\_  
Signs Issued: \_\_\_\_\_/\_\_\_\_\_/by \_\_\_\_\_

Receipt # \_\_\_\_\_  
Amount \$ \_\_\_\_\_  
By \_\_\_\_\_ Date \_\_\_\_\_

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APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: PRAIRIE FLOWER CASINO Phone: \_\_\_\_\_  
Address: 1031 AVENUE H, CARTER LAKE, IA 50510 \*Status: P.O.
2. REPRESENTED BY: LSE ARCHITECTS INC. Phone: \_\_\_\_\_  
Address: 100 SOUTH PORTLAND AVE. SUITE 100. MPLS, MN. 55401
3. STREET ADDRESS/LOCATION: 1031 AVENUE H, CARTER LAKE, IA 50510
4. LEGAL DESCRIPTION: \_\_\_\_\_
5. OWNERS NAME: PONCA GAMING ENTERPRISE
6. OWNERS ADDRESS: 2523 WOODBINE STREET P.O. BOX 288  
NIOBRARA, NE 68760
7. REASONS FOR REQUEST AND INTENDED USES: \_\_\_\_\_  
PLANNING BOARD REVIEW, CASINO EXPANSION
8. ZONING DISTRICT: C/A
9. PRESENT USE: EXISTING CASINO W/ PROPOSED FUTURE EXPANSION
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE.
11. ADMINISTRATIVE DECISION ISSUED: \_\_\_\_\_
12. ATTACHED TO THE APPLICATION ARE: \_\_\_\_\_  
a. Denied "Building Permit Application" form.....  
b. Approves.....  
c. Restrictions.....

FOR OFFICE USE

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

13. SIGNATURE:  Date: 10.03 2022  
TYPED OR PRINTED NAME: RYAN JOHNSON \*Status: A

\*NOTE: P.O. = Property Owner  
O.H. = Legal Optionholder

C.P. = Contract Purchaser  
A. = Owner's authorized agent



**CITY OF CARTER LAKE**  
**Building & Zoning Department**

950 Locust Street  
Carter Lake, IA 51510  
Telephone: (712) 847-0535  
Fax: (712) 347-5454  
Inspection Request: (712) 347-6320  
<https://www.carterlake-ia.gov>

October 7<sup>th</sup>, 2022

City of Carter Lake, IA  
Attn: City Planning Board  
Planning Board Meeting of October 10, 2022

## **SITE PLAN REVIEW**

**Project Name:** Prairie Flower Casino Addition  
**Location At:** 1001 Avenue H

The current zoning district at that location is **General Commercial District (C2)**. And the proposed development use of an addition to the existing casino development to be presented to the Planning Board for the purpose of Site Plan and Building Permit Approval and as follows with the required development cited ordinances below:

### **Unified Land Development Ordinance Being Addressed:**

#### **SECTION 12**

#### **C-2 GENERAL COMMERCIAL DISTRICT**

##### **1201 Purpose**

*The GC General Commercial District accommodates a variety of commercial uses, some of which have significant traffic or visual effect. This district may include commercial uses that are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.*

##### **1202 Site Development Regulations**

###### Regulator – Permitted Uses

Minimum Lot Width (feet) @ 65

Minimum Yards (feet)

- Front Yard @ 25
- Side Yard @ 0
- Street Side Yard @ 25
- Rear Yard @ 0

Maximum Height (feet) @ 35

Maximum Building Coverage @ 70%

Maximum Impervious Coverage @ 90%

Floor Area Ratio @ 1.0

Maximum Percentage of Total Parking Located in Street Yard @ 100%

Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet) @ 10

###### Performance Point Requirements

*In order to receive a permit to proceed with development, project must attain a minimum of 30 performance points, achieved as indicated in the tables in Section 1403 of this document.*

### **1203 Special Regulations and Standards**

- a. Architectural details, including materials, textures, patterns, colors, and design features used on any façade facing a street or easily seen by the public shall be included in the plans and approved by the planning board.
- b. All service and loading areas shall be entirely screened from view.
- c. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

### **1403 Performance Points System for projects in the C/A District and all zoning districts located south of Ave. K – R-3, C/L, C-1, C-2, TC, C/A, BP, M-1, M-2**

#### **a. Purpose**

The Performance Point Evaluation System is designed to ensure that projects in the highly visible Abbott Drive corridor provide an impression of high quality design and amenity. This approach reinforces the major private investments that have been made in the design of the public right-of-way along Abbott Drive. The system requires attainment of a specified number of Performance Points in order for a project to receive a permit to proceed. It further provides a variety of optional design features and enhancements to permit a developer considerable flexibility in choosing appropriate enhancements.

### **2902 Site Plan Review Procedure**

#### **1. PLAN REVIEW.**

All required plans and specifications for residential, multi-family, commercial, industrial, and manufacturing building projects shall be reviewed by the Building Inspector for completeness and compliance. Except for residential projects, (single-family and two-family structures) the Building Inspector or his or her designee will forward these plans and specifications on to other City departments or personnel to determine whether or not such plans and specifications are in compliance with the laws and ordinances under their jurisdictions.

#### **2. MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, AND MANUFACTURING BUILDING PROJECT PLANS AND SPECIFICATIONS REVIEWED BY THE PLANNING AND ZONING COMMISSION.**

The Planning and Zoning Commission (Planning Board) shall review the plans and specifications for multi-family, commercial, industrial and manufacturing building projects before the Building Inspector approves the building permit...the Planning Board shall convene to review the proposed plans and specifications and make its recommendations. Recommendations by the Planning Board shall be considered by the Building Inspector before approval.

#### **f. Review and Evaluation**

1. The Building Inspector or his/her designee (or the Board of Adjustment in cases of appeal), shall review and approve the site plan based on the criteria established in Table 29-1 and conformance with applicable regulations in these Zoning Regulations.
2. The Building Inspector, or his/her designee (or the Board of Adjustment in cases of appeal), shall make the following findings before approval of the site plan:
  - a) The proposed development, together with any necessary modifications, is compatible with the criteria established in Table 29-1.
  - b) Any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable effects.
  - c) The site plan conforms to the Zoning Regulations.

**Staff Recommendation:**

With the current City Development Ordinance sections listed above in this report as they relate to this proposed project development and seeing all zoning development regulations adhered to; we would like to recommend consent APPROVAL of this Site Plan Review for construction and building permit issuance. Based on the project exceeding the minimum performance points of 30 and has addressed all other development city zoning regulations.

I hereby authorize this written Staff Report presented to the Planning Board for the Site Plan Procedures approval for this new project development.

Respectfully,

***Darin Whatcott***

Darin Whatcott, *RA CBO*

City Building & Zoning Official

FOR OFFICE USE: CASE # \_\_\_\_\_

Z.B.A. Public Hearing: \_\_\_\_\_

Receipt # \_\_\_\_\_

Amount \_\_\_\_\_

**CITY OF CARTER LAKE****APPLICATION FOR PLANNING BOARD AGENDA**

1. APPLICANT: Roadrunners Autotransport, Inc. Phone: 708-596-4100  
Address: 1601 165th Street, Hammond, Indiana 46320 \*Status: \_\_\_\_\_
2. REPRESENTED BY: David C. Levy Phone: 402-636-8310  
Address: Baird Holm LLP, 1700 Farnam Street, Suite 1500, Omaha, Nebraska 68102
3. STREET ADDRESS/LOCATION: 1655 East Locust Street, Carter Lake, Iowa 51510
4. LEGAL DESCRIPTION: Please see attached ALTA
5. OWNERS NAME: Fleetpark Locust IA, LLC
6. OWNERS ADDRESS: 2200 Abbott Drive, Carter Lake, Iowa 51510
7. REASONS FOR REQUEST AND INTENDED USES: Parking of vehicles for loading and unloading from car carriers. Carmax hub and spoke.
8. ZONING DISTRICT: C/A
9. PRESENT USE: Parking / Storage
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. N/A
11. ADMINISTRATIVE DECISION ISSUED: \_\_\_\_\_

FOR OFFICE USE

12. ATTACHED TO THE APPLICATION ARE:

- a. Denied "Building Permit Application" Form.....
- b. Approves.....
- c. Restrictions.....

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

13. SIGNATURE:  Date: 10-4-2022TYPED OR PRINTED NAME: Salvatore Giovingo \*Status: President

\*NOTE:

P.O. = Property Owner

C.P. = Contract Purchaser

O.H. = Legal Optionholder

A. = Owner's authorized agent



**MINIMUM REQUIRED INFORMATION (TO BE SHOWN ON THE SITE PLAN)**

The site plan shall be legibly and accurately drawn on paper suitable for reproduction. The plan shall be drawn to a scale of 1 inch to 50 feet or less and should have an overall size of 8 1/2" x 11" or if not possible then a maximum size of 11" x 17" The plan shall contain the following information:

1. The name and address of the person filing the application
2. The date, scale and north arrow
3. Property lines
4. Street, sidewalks and alleys
5. Blueprint proposed structures (copy to be left with the planning board and building inspector)
6. Existing structures within 20 feet of the property
7. Accurate dimensions of the property and all structures involved.

**SAMPLE SITE PLAN**

John Doe  
Avenue B, Carter Lake  
January 10, 2020

