

PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, April 11, 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. Discussion with MAPA regarding comprehensive plan update
 - b. Lakeside Auto Recyclers
 - i. conditional use permit
 - ii. 13th and Locust St. Use of property and open storage?
3. Old business
 - a. M-1 Open Storage
 - b. Right of Way ordinances
 - c. JDW Midwest – nonresidential project plan review for ordinance compliance
 - d. Privacy fence ordinance clarification
4. Comments
5. Adjourn

04/08/22

jmc

PERMITS MASTER FILE LISTING

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
C16-22 Issued Contractor	TRANSPEC LEASING, INC HASTINGS FAMILY HOLDINGS 2614 N 5TH ST	Parking Lot, Fencing, Gates,		3-24-22 3-24-22 9-20-22	600,000.00	2,700.00 .00 2,700.00
		C16-22			600,000.00	FEE PAID DUE 2,700.00 .00 2,700.00
MC11-22 Issued Owner	OWNER AS GEN CONTRACTOR HASTINGS FAMILY HOLDINGS 2732 N 5TH ST	REPLACE CURRENT DRIVEWAY WITH		4-06-22 4-06-22 10-03-22	6,000.00	20.00 .00 20.00
		MC11-22			6,000.00	FEE PAID DUE 20.00 .00 20.00
MR358-22 Issued Contractor	BEST ROOFING BUEZO, DIXIE 1402 CEDAR ST	Repair and Replace Roof		3-14-22 3-14-22 9-10-22	7,220.00	18.50 .00 18.50
		MR358-22			7,220.00	FEE PAID DUE 18.50 .00 18.50
MR359-22 Issued Owner	OWNER AS GEN CONTRACTOR SARA WALKER 1002 HIATT ST	Replace Roof, Windows, Doors,		3-15-22 3-17-22 9-13-22	40,000.00	85.00 .00 85.00
		MR359-22			40,000.00	FEE PAID DUE 85.00 .00 85.00
MR360-22 Issued Contractor	A&A ROOFING AND EXTERIORS AVENUE N 1527 AVENUE N	Re-Roof		3-28-22 3-29-22 9-25-22	13,091.66	18.50 .00 18.50
		MR360-22			13,091.66	FEE PAID DUE 18.50 .00 18.50
MR361-22 Issued Contractor	SIEFKEN JOHN JOHNSON 1906 LAGOON DR	RE-SIDE HOME/HOUSE WRAP/INSULA		4-04-22 4-04-22 10-01-22	22,000.00	13.50 .00 13.50
		MR361-22			22,000.00	FEE PAID DUE 13.50 .00 13.50
MR362-22 Issued Contractor	C & S ROOFING HOFFMAN, CASEY JOE 822 LOCUST ST	RE-ROOF GARAGE		4-04-22 4-04-22 10-01-22	6,200.00	18.50 .00 18.50

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Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Amount Due
App'l Type	Location	Type of Use		Expire Date		
		MR362-22			6,200.00	FEE 18.50 PAID .00 DUE 18.50
MR363-22	S&W FENCE	6 FT WOOD FENCE / BACK/SIDE YA		4-04-22	6,297.00	15.00
Issued	T P C 1405			4-04-22		.00
Contractor	1405 NEPTUNE DR			10-01-22		15.00
		MR363-22			6,297.00	FEE 15.00 PAID .00 DUE 15.00
MR364-22	OWNER AS GEN CONTRACTOR	REPAIR/REPLACE FENCE		4-04-22	10,000.00	15.00
Issued	HOFFMAN, CASEY JOE			4-04-22		.00
Contractor	822 LOCUST ST			10-01-22		15.00
		MR364-22			10,000.00	FEE 15.00 PAID .00 DUE 15.00
MR365-22	OWNER AS GEN CONTRACTOR	EXTEND DRIVEWAY		4-05-22	800.00	20.00
Issued	BELT, THOMAS & ARLENE			4-05-22		.00
Contractor	4206 N 9TH ST			10-02-22		20.00
		MR365-22			800.00	FEE 20.00 PAID .00 DUE 20.00
MR366-22	OWNER AS GEN CONTRACTOR	ATTACHED 3-SEASON ROOM		4-06-22	14,000.00	52.50
Issued	BOWMAN, JAMES			4-06-22		.00
Contractor	1306 DORENE BLVD			10-03-22		52.50
		MR366-22			14,000.00	FEE 52.50 PAID .00 DUE 52.50
MR367-22	OWNER AS GEN CONTRACTOR	PARTIAL BASEMENT LAUNDRY AND		4-06-22	30,000.00	70.50
Issued	MARK MURRAY			4-06-22		.00
Contractor	1007 AVENUE Q			10-03-22		70.50
		MR367-22			30,000.00	FEE 70.50 PAID .00 DUE 70.50
RM099-22	AIRESERV	Replace A/C		3-11-22	6,804.00	28.50
Issued	TORRES, ROBERT & KERRI			3-17-22		.00
Contractor	190 MARINA CT					28.50
		RM099-22			6,804.00	FEE 28.50 PAID .00 DUE 28.50

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Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
RM100-22	MONARCH HEATING	REPLACE EXISTING FURNACE & A/C		4-05-22	5,000.00	42.00
Issued	MCWILLIAMS, JIMMY			4-05-22		.00
Contractor	4106 N 13TH ST					42.00
		RM100-22			5,000.00	42.00
						.00
						42.00
ROW055-22	ALFASDRILLING	Boring new line for Cox Comm		3-30-22	100.00	100.00
Issued	SEMINARA, MATT			3-30-22		.00
Contractor	1801 LAGOON DR			9-26-22		100.00
		ROW055-22			100.00	100.00
						.00
						100.00
GRAND TOTAL				=====	=====	=====
				15	767,512.66	3,217.50
						.00
						3,217.50

PLANNING BOARD MEETING

Monday, March 14, 2022 7:00 P.M.

Board Chair Ed Palandri called the meeting to order at 7:00 p.m. Roll Call: Present: Jay Gundersen, Ed Palandri, Drew Evers; Robert Horan, Kathy Dueling, Ray Pauly and Tim Podraza.

Pauly moved to approve of the agenda, seconded by Dueling; unanimous approval; Gundersen moved to approve the consent agenda with the planning board, and city council minutes and building permit report for February, seconded by Pauly; approved unanimously.

New Business:

Lakeside Auto Recyclers plan review was provided by Building Official, Darin Whatcott. Jason Heinze from Schemmer and Associates was present to answer questions. There was some confusion on whether or not the city council approve the new zoning language to include a conditional use permit. Gundersen suggested having the City Attorney prepare a conditional use permit for the board to approve.

M-1 and M-2 Open storage requirements, agreed to 14 feet max for recommendation. Moved by Gundersen and seconded by Dueling.

Gundersen moved to reappoint Ed Palandri as board chair and vice chair Ray Pauly, seconded by Dueling, approved unanimously.

Rick Tice spoke to the board asking for assistance and direction on getting his fence issues resolved. The board has not authority concerning residential permits.

Old Business: Concerning the right of way ordinance discussion from the last meeting. Bob Horan has been working on compiling information for this and provided some copies for the group to review. More to come at the next meeting.

Evers moved to adjourn at 9:15 p.m. and seconded by Pauly; unanimous approval.

MAPA

Consider these questions for Monday evening.

What is your “magic wand” wish for Carter Lake?

How does your group use the existing Comp Plan?

How could an updated Comp Plan best help you meet Carter Lake’s needs?

What information do you want to know about Carter Lake?

What have been the biggest successes in Carter Lake in the past 5 years?

What things about Carter Lake should be preserved?

What things about Carter Lake need to change?

What are the critical issues you think Carter Lake will face in the next 5 years?

What project or amenities have you seen in other areas that you liked?

Conditional Use Permit
Lakeside Auto Recyclers, LLC
PROPOSED

Permit Holder:

Lakeside Auto Recyclers

Permit Location:

Carter Lake, IA 51510

Permit Time Period and Permit Renewal:

Conditional use permit is valid for the same owner of the real property assuming that the owner is in compliance with all zoning requirements and only for the use permitted. If the property is transferred for any reason, or if the use of the property changes, the Conditional Use Permit is withdrawn and cancelled.

Permit Amendment:

Required for any change in use or change in site plan.

Inspections Required:

Prior to issuing initial permit and prior to renewal of permit (if stipulated).

Inspections by Building Official, Fire Department and Public Health & Safety Official to be conducted on an annual basis.

City of Carter Lake can require more frequent inspections as necessary to insure compliance with applicable building, fire, health and safety codes and regulations and/or this Conditional Use permit.

Commercial Use:

Inside Warehouse Storage

The storage, distribution and handling of goods and materials as defined within an enclosed structure.

Retail: Office/retail space

General office uses are permitted within the zoning district. This includes corporate offices, general offices and medical offices. Retail uses are "limited" per the zoning code. Limited Retail Services include establishments providing retail services, occupying facilities of 3,000 square feet or less. Typical establishments provide for specialty retailing or retailing oriented to Carter Lake and its surrounding vicinity.

Goods and Materials for Warehouse Defined:

Storage, distribution, and handling of goods and materials within the enclosed structure or any fully enclosed attached storage units.

Days and Hours of Operation:

No restrictions. Seven (7) days per week and twenty-four (24) hours per day.

Conditions:

- a. Recycling collection and processing cannot be performed in this new building (warehouse areas).
- b. Goods and materials as defined will be stored, distributed and handled in such a manner so as to not result in noxious odor and dust.
- c. Goods and materials designated as hazardous and toxic are not allowed on the property.
- d. The storage, distribution and handling of goods and materials outside of an enclosed structure is not allowed.
- e. Access to retail locations shall be on the Locust street side of the building. Warehousing access is limited to the west or south side of the building,
- f. The parking on the Locust Street side of the building will be for non-commercial vehicles only except for limited delivery of supplies and furniture to the retail offices. Storage or parking of trucks and trailers not incidental to retail are not allowed on the Locust Street side of the building.
- g. Landscaping shall meet all current city codes.
- h. Compliance with the all Uniform Land Development Ordinance Regulations.