

PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, July 10, 2023, 7:00 P.M.

AGENDA

PUBLIC HEARING

*THE BOARD WILL BE ACCEPTING COMMENTS CONCERNING PROPOSED TEXT
AMENDMENT TO THE LAND USE DEVELOPMENT ORDINANCES
FOR THE CITY OF CARTER LAKE, IOWA*

*The Land Use Development Ordinances adopted by the City of Carter Lake, Iowa on
August 28, 2006, shall be amended as follows to add the following text:*

*The setback regulations in Section 902 of the Site Development Regulations to allow for five (5)
foot setbacks for all front yards of lots in the RM MOBILE HOME RESIDENTIAL DISTRICT.*

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. Lakeside Estates - amend front setback
 - b. Pete Christina – storage units
 - c. Fleetpark LLC - sign permit
 - d. Aaron Grell
3. Old Business
4. Comments
5. Adjourn

07/07/2023

jmc

PERMITS MASTER FILE LISTING

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
C26-23	VIKOR TELECONSTRUCTION	INSTALL NEW EQUIPMENT		5-10-23	34,999.55	615.94
Issued	HASTINGS FAMILY HOLDINGS			5-10-23		615.94
Contractor	2614 N 5TH ST	Utility, Miscellaneous		11-06-23		.00
		C26-23			34,999.55	FEE 615.94
C27-23	OWNER AS GEN CONTRACTOR	NEW 5000SF POLE BUILDING W/		5-15-23	363,950.00	3,090.19
Issued	PEACOCK RACING ENTERPRISE			5-19-23		.00
Contractor	100 LOCUST ST	Storage, Moderate Hazard		11-15-23		3,090.19
		C27-23			363,950.00	FEE PAID 3,090.19 DUE .00
C28-23	T-MOBILE	REPLACE 3 ANTENNAS W/ 6 &		6-14-23	35,019.00	628.56
Issued	HASTINGS FAMILY HOLDINGS			6-20-23		.00
Contractor	2614 N 5TH ST	Utility, Miscellaneous		12-17-23		628.56
		C28-23			35,019.00	FEE PAID 628.56 DUE .00
D31-23	SHEARD CONSTRUCTION	DEMOLITION OF RES. HOME		5-09-23		50.00
Issued	THOMAS PODERYS			5-09-23		50.00
Contractor	1910 LAGOON DR			11-05-23		.00
		D31-23				FEE 50.00
D32-23	WOODSTONE, INC	DEMO OFFICE WAREHOUSE AND		5-16-23		200.00
Issued	PONCA TRIBE OF NE			5-16-23		200.00
Contractor	1031 AVENUE H			11-12-23		.00
		D32-23				FEE 200.00
EL005-23	KOCISIS ELECTRIC	INTERIOR RENO - HOME FIRE -		5-09-23		139.70
Issued	SILLIK, DALE A			5-09-23		139.70
Contractor	100 CARTER LAKE CLB	Residential, Multiple Family		5-04-24		.00
		EL005-23				FEE 139.70
EL006-23	WHITETAIL ELECTRIC	ADD ELECTRICAL TO NEW 16X14		6-13-23		44.84
Issued	PHILLIP NEWTON			6-13-23		.00
Contractor	1000 KEY CIR	Residential, Multiple Family		6-08-24		44.84
		EL006-23				FEE PAID 44.84 DUE .00
FW026-23	IN-LAW FENCING	INSTALL NEW CEDAR 6' FENCE		5-10-23	8,000.00	37.50
Issued	PHILLIP NEWTON			5-10-23		37.50
Contractor	1000 KEY CIR	Residential, Multiple Family		11-06-23		.00

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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
		FW026-23			8,000.00	FEE 37.50
FW027-23	IN-LAW FENCING	INSTALL NEW 6' WOOD FENCE		5-16-23	6,400.00	37.50
Issued	DEVIN SCHARD			5-16-23		.00
Contractor	1002 AVENUE O	Residential, Multiple Family		11-12-23		37.50
		FW027-23			6,400.00	FEE 37.50
						PAID .00
						DUE 37.50
FW028-23	OWNER AS GEN CONTRACTOR	INSTALL NEW 6' WOOD FENCE		5-23-23	1,500.00	37.50
Issued	WALLACE, DEANNA			5-24-23		.00
Contractor	4326 N 8TH ST	Residential, Multiple Family		11-20-23		37.50
		FW028-23			1,500.00	FEE 37.50
						PAID .00
						DUE 37.50
FW029-23	QUALITY FENCE	NEW 6' ROTIRON FENCE. 167'		6-01-23	6,860.05	37.50
Issued	NOLAN CAIN			6-01-23		.00
Contractor	540 CORONADO CIR	Residential, Multiple Family		11-28-23		37.50
		FW029-23			6,860.05	FEE 37.50
						PAID .00
						DUE 37.50
FW030-23	OWNER AS GEN CONTRACTOR	NEW FENCE - 4' METAL IN FRONT		6-08-23	3,000.00	37.50
Issued	SPENCER CHAPLIN			6-08-23		.00
Contractor	1401 NEPTUNE DR	Residential, Multiple Family		12-05-23		37.50
		FW030-23			3,000.00	FEE 37.50
						PAID .00
						DUE 37.50
FW031-23	OWNER AS GEN CONTRACTOR	NEW 6' WOOD PRIVACY FENCE		6-14-23	2,000.00	37.50
Issued	HUNTER GARRISON			6-14-23		.00
Contractor	1406 REDICK BLVD	Residential, Multiple Family		12-11-23		37.50
		FW031-23			2,000.00	FEE 37.50
						PAID .00
						DUE 37.50
M035-23	BURTON A/C HEATING	REPLACE A/C & FURNACE		5-18-23	10,238.83	53.00
Issued	CLAYTON RIDENOUR			5-18-23		.00
Contractor	4424 N 17TH ST			11-14-23		53.00
		M035-23			10,238.83	FEE 53.00
						PAID .00
						DUE 53.00

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Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
M036-23	SERVICE ONE	REPLACE A/C		5-18-23	5,982.00	38.20
Issued	TIM RENSHAW			5-18-23		.00
Contractor	167 CARTER LAKE CLB			11-14-23		38.20
		M036-23			5,982.00	38.20
					FEE PAID DUE	.00
						38.20
M037-23	RIVER CITY HTG/COOL	INSTALL 2 TON TRANE AC		5-30-23	5,000.00	38.20
Issued	MELANIE DANAHY			5-30-23		.00
Contractor	1516 STELLA AVE			11-26-23		38.20
		M037-23			5,000.00	38.20
					FEE PAID DUE	.00
						38.20
M038-23	AKSARBEN HTG/AIR	REPLACE FURNACE & AC		6-01-23	11,385.00	53.00
Issued	TONI MARINO			6-01-23		.00
Contractor	4101 N 11TH ST			11-28-23		53.00
		M038-23			11,385.00	53.00
					FEE PAID DUE	.00
						53.00
M039-23	SERVICE ONE	REPLACE FURNACE & AC		6-01-23	13,244.00	53.00
Issued	LYLE PARKER			6-01-23		.00
Contractor	1113 AVENUE P			11-28-23		53.00
		M039-23			13,244.00	53.00
					FEE PAID DUE	.00
						53.00
M040-23	AKSARBEN HTG/AIR	REPLACE FURNACE & A/C		6-13-23	15,580.00	53.00
Issued	SKINNER, SALLY			6-13-23		.00
Contractor	1009 SILVER LN			12-10-23		53.00
		M040-23			15,580.00	53.00
					FEE PAID DUE	.00
						53.00
M041-23	SERVICE ONE	INSTALL NEW 2TON A/C		6-16-23	5,000.00	38.20
Issued	ROBIN CONNER			6-16-23		.00
Contractor	1017 WILLOW DR			12-13-23		38.20
		M041-23			5,000.00	38.20
					FEE PAID DUE	.00
						38.20
M042-23	SERVICE ONE	REPLACE A/C		6-26-23	6,000.00	38.20
Issued	CATHIE WEVER			6-26-23		.00
Contractor	906 SILVER LN			12-23-23		38.20

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Appl Type	Location	Type of Use		Expire Date		Amount Due	
		M042-23			6,000.00	FEE PAID DUE	38.20 .00 38.20
MC14-23 Issued Contractor	RODNEY MILLER DESIGNS SMITH JEFFRIES LLC 3004 N 13TH ST	REPLACE LOGO ON EXISTING SIGN		5-04-23 5-04-23 10-31-23	500.00		29.36 29.36 .00
		MC14-23			500.00	FEE	29.36
MR411-23 Issued Contractor	GARAGE DRIVEWAY CO BARNHART, JILL 1302 SILVER LN	DEMO & REPLACE DRIVEWAY -		5-02-23 5-02-23 10-29-23	10,060.00		23.00 23.00 .00
		MR411-23			10,060.00	FEE	23.00
MR412-23 Issued Contractor	OWNER AS GEN CONTRACTOR KURT KIMBAL 4405 N 8TH ST	NEW 30' X 22' CONCRETE PAD IN		5-15-23 5-15-23 11-11-23	1,500.00		23.00 23.00 .00
		MR412-23			1,500.00	FEE	23.00
MR414-23 Issued Contractor	SHEARD CONSTRUCTION MINNICH, MICHAEL & KATE 1218 REDICK BLVD	REMOVE EXISTING DRIVEWAY&SW		6-02-23 6-02-23 11-29-23	4,500.00		23.00 .00 23.00
		MR414-23			4,500.00	FEE PAID DUE	23.00 .00 23.00
MR415-23 Issued Contractor	SHEARD CONSTRUCTION TEEPLE WILLIAM & DENISE 902 AVENUE R	NEW 16' x 19' APPROACH FROM		6-19-23 6-19-23 12-16-23	2,300.00		23.00 .00 23.00
		MR415-23			2,300.00	FEE PAID DUE	23.00 .00 23.00
MR416-23 Issued Contractor	SHEARD CONSTRUCTION GREG OHARA 1810 SAND POINT DR	ADD 20' X 40' TO EXISTING		6-22-23 6-22-23 12-19-23	4,000.00		23.00 .00 23.00
		MR416-23			4,000.00	FEE PAID DUE	23.00 .00 23.00
MR417-23 Issued Contractor	SHEARD CONSTRUCTION LEMUEL SHEARD JR 1217 LINDWOOD DR	R&R ENTRY WALK AND STOOP -		6-26-23 6-26-23 12-23-23	1,000.00		23.00 .00 23.00
		MR417-23			1,000.00	FEE PAID DUE	23.00 .00 23.00

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Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
MR418-23	SHEARD CONSTRUCTION	R&R 18'X15' PATIO NEAR SHED,		6-27-23	5,000.00	23.00
Issued	GREG OHARA			6-27-23		.00
Contractor	1810 SAND POINT DR			12-24-23		23.00
		MR418-23			5,000.00	23.00
						.00
						23.00
P024-23	VIPER DRAIN PLUMBING	REPLACING OLD SEWER LINE		5-01-23		48.15
Issued	PERRINE, DIANA M			5-01-23		48.15
Contractor	1507 STELLA AVE			10-28-23		.00
		P024-23				48.15
						FEE
						48.15
P025-23	ROTO ROOTER	EMERG. SEWER REPAIR -		5-03-23		48.15
Issued	RUSSELL DELASHMUTT			5-03-23		48.15
Contractor	1515 AVENUE P			10-30-23		.00
		P025-23				48.15
						FEE
						48.15
P026-23	OMAHA DRAIN	MAINLINE SEWER REPAIR - STEET		5-03-23		48.15
Issued	JENSEN, THOMAS			5-03-23		48.15
Contractor	4313 N 11TH ST			10-30-23		.00
		P026-23				48.15
						FEE
						48.15
P027-23	GUNDERSEN GRADING	REPAIR SEWER LINE INSIDE PROP		5-12-23		48.15
Issued	CALLAN, JEANNINE			5-12-23		.00
Contractor	3714 NEPTUNE CIR			11-08-23		48.15
		P027-23				48.15
						FEE
						.00
						48.15
P028-23	PLUMBRITE	SEWER REPAIR - TO STAY WITHIN		6-12-23		48.15
Issued	CHARLES BARNES-WHITE			6-12-23		.00
Contractor	4330 N 14TH ST			12-09-23		48.15
		P028-23				48.15
						FEE
						.00
						48.15
P029-23	FLUID MECHANICAL	PLUMBING FOR NEW CLUB		6-13-23		509.70
Issued	CARTER LAKE BOYS/GIRLS CL			6-13-23		.00
Contractor	4101 N 17TH ST			12-10-23		509.70
		P029-23				509.70
						FEE
						.00
						509.70

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Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
RA015-23	BLACK CIRCLE GROUP	8x8 AWNING ON FRONT OF HOME;		5-16-23	1,500.00	104.06
Issued	CARL WILSON			5-16-23		.00
Contractor	4310 N 11TH ST	Residential, Multiple Family		11-12-23		104.06
		RA015-23			1,500.00	104.06
						FEE PAID DUE 104.06
RA016-23	MIDWEST SUNROOM & OUTDOOR	ADDITION TO RA014-23		5-19-23	7,000.00	97.25
Issued	PHILLIP NEWTON			5-19-23		.00
Contractor	1000 KEY CIR	Residential, Multiple Family		11-15-23		97.25
		RA016-23			7,000.00	97.25
						FEE PAID DUE 97.25
RA017-23	BLACK CIRCLE GROUP	NEW 504SF PATIO AWNING TO		5-24-23	9,000.00	209.06
Issued	PERRINE, DIANA M			5-26-23		.00
Contractor	1507 STELLA AVE	Residential, Multiple Family		11-22-23		209.06
		RA017-23			9,000.00	209.06
						FEE PAID DUE 209.06
RA018-23	OWNER AS GEN CONTRACTOR	DEMO EXISTING FRONT PORCH &		5-30-23	2,000.00	104.06
Issued	LYNNETTA STEWART			5-31-23		.00
Contractor	3510 121 N 9TH ST	Residential, Multiple Family		11-27-23		104.06
		RA018-23			2,000.00	104.06
						FEE PAID DUE 104.06
RA019-23	M&T IMPROVEMENT LLC	TEAR DOWN & REBUILD REAR DECK		6-08-23	18,000.00	156.56
Issued	JERMY HOOGESTRAAT			6-08-23		.00
Contractor	1026 SHOAL POINTE DR	Residential, Multiple Family		12-05-23		156.56
		RA019-23			18,000.00	156.56
						FEE PAID DUE 156.56
RA021-23	JASON GUNDERSON	BUILD NEW 26' X 36' GARAGE		6-26-23	25,000.00	716.94
Issued	GUNDERSEN, JASON			6-29-23		.00
Contractor	203 CAROLINA DR	Residential, Multiple Family		12-26-23		716.94
		RA021-23			25,000.00	716.94
						FEE PAID DUE 716.94
RC006-23	OWNER AS GEN CONTRACTOR	NEW SFH - 2068 MAIN, 1542 FINI		6-14-23	540,000.00	3,104.19
Issued	DAIN KJAR			6-21-23		.00
Contractor	660 KEY CIR	Residential, Multiple Family		12-18-23		3,104.19

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		RC006-23			540,000.00	FEE PAID DUE 3,104.19 .00 3,104.19
RE028-23 Issued Contractor	JTECH CONSTRUCTION KEITH MIDKIFF 3302 N 11TH ST	RE-ROOFING Residential, Multiple Family		5-08-23 5-08-23 11-04-23	8,000.00	30.00 30.00 .00
		RE028-23			8,000.00	FEE 30.00
RE029-23 Issued Contractor	CSF EXTERIORS DEVIN SCHARD 1002 AVENUE O	RE-ROOFING Residential, Multiple Family		5-09-23 5-09-23 11-05-23	7,000.00	30.00 30.00 .00
		RE029-23			7,000.00	FEE 30.00
RE030-23 Issued Contractor	VERNCO ROOFING MARK BOSTICK 3510 N 9TH ST	RE-ROOF CLUBHOUSE Residential, Multiple Family		5-15-23 5-15-23 11-11-23	3,023.68	97.25 97.25 .00
		RE030-23			3,023.68	FEE 97.25
RE031-23 Issued Contractor	LIGHTNING EXTERIORS DANIEL GOMEZ 630 LOCUST ST	RE-ROOF - STANDARD RE-SHINGLE Residential, Multiple Family		5-18-23 5-18-23 11-14-23	4,000.00	30.00 30.00 .00
		RE031-23			4,000.00	FEE 30.00
RE032-23 Issued Contractor	MR EGRESS JAMES FOX 904 CACHELIN DR	INSTALL NEW EGRESS WINDOW Residential, Multiple Family		6-01-23 6-01-23 11-28-23	266.00	30.00 .00 30.00
		RE032-23			266.00	FEE PAID DUE 30.00 .00 30.00
RE033-23 Issued Contractor	BLACK CIRCLE GROUP CODY PEHOVIACK 1206 AVENUE O	REPLACE ROOF & SIDING Residential, Multiple Family		6-14-23 6-14-23 12-11-23	6,500.00	50.00 .00 50.00
		RE033-23			6,500.00	FEE PAID DUE 50.00 .00 50.00
RE034-23 Issued Contractor	OWNER AS GEN CONTRACTOR TIMOTHY CUDD 816 WOOD AVE	REPLACE FRONT DOOR Residential, Multiple Family		6-20-23 6-20-23 12-17-23	500.00	30.00 .00 30.00
		RE034-23			500.00	FEE PAID DUE 30.00 .00 30.00

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RE035-23	MR EGRESS	REPLACE SW CORNER WINDOW W/		6-21-23	800.00	30.00
Issued	SHIELDS DIANA			6-21-23		.00
Contractor	804 REDICK BLVD	Residential, Multiple Family		12-18-23		30.00
		RE035-23			800.00	30.00
						PAID .00
						DUE 30.00
ROW090-23	VIPER DRAIN PLUMBING	Repair sewer pipe from house		5-01-23	2,000.00	100.00
Issued	PERRINE, DIANA M			5-01-23		100.00
Contractor	1507 STELLA AVE			10-28-23		.00
		ROW090-23			2,000.00	100.00
						FEE 100.00
ROW091-23	ROTO ROOTER	Sewer Repair		5-03-23	2,000.00	100.00
Issued	RUSSELL DELASHMUTT			5-03-23		100.00
Contractor	1515 AVENUE P			10-30-23		.00
		ROW091-23			2,000.00	100.00
						FEE 100.00
ROW093-23	OMAHA DRAIN	Sewer Repair - Cut 4x4 square		5-03-23	1,000.00	100.00
Issued	JENSEN, THOMAS			5-03-23		100.00
Contractor	4313 N 11TH ST			10-30-23		.00
		ROW093-23			1,000.00	100.00
						FEE 100.00
ROW094-23	TELCOM CONSTRUCTION	1301 N 13TH, 13TH & K, 1210,		5-11-23	5,000.00	500.00
Issued	TELCOM CONSTRUCTION			5-11-23		500.00
Contractor	AVE K AND N 13TH ST			11-07-23		.00
		ROW094-23			5,000.00	500.00
						FEE 500.00
ROW095-23	GUNDERSEN GRADING	SEWER REPAIR		5-12-23	3,000.00	100.00
Issued	CALLAN, JEANNINE			5-12-23		.00
Contractor	3714 NEPTUNE CIR			11-08-23		100.00
		ROW095-23			3,000.00	100.00
						FEE 100.00
						PAID .00
						DUE 100.00
ROW096-23	GUNDERSEN GRADING	WATER LINE CUT OFF		5-24-23	1,000.00	100.00
Issued	THOMAS PODERYS			5-24-23		.00
Contractor	1910 LAGOON DR			11-20-23		100.00
		ROW096-23			1,000.00	100.00
						FEE 100.00
						PAID .00
						DUE 100.00
ROW097-23	CHERRY RIDGE CONSTRUCTION	SEWER HOOK UP		5-24-23	1,000.00	100.00
Issued	DRISCOLL, JOSH			5-24-23		.00
Contractor	1508 STELLA AVE			11-20-23		100.00

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		ROW097-23			1,000.00	FEE 100.00 PAID .00 DUE 100.00
ROW098-23 Issued Contractor	SHEARD CONSTRUCTION MINNICH, MICHAEL & KATE 1218 REDICK BLVD	Remove and Replace Sidewalk		6-02-23 6-02-23 11-29-23	1,000.00	100.00 .00 100.00
		ROW098-23			1,000.00	FEE 100.00 PAID .00 DUE 100.00
ROW099-23 Issued Contractor	SHEARD CONSTRUCTION TEEPLE WILLIAM & DENISE 902 AVENUE R	NEW DRIVEWAY/APPROACH OFF		6-19-23 6-19-23 12-16-23	2,300.00	100.00 .00 100.00
		ROW099-23			2,300.00	FEE 100.00 PAID .00 DUE 100.00
ROW100-23 Issued Contractor	SHEARD CONSTRUCTION LEMUEL SHEARD JR 1217 LINDWOOD DR			6-26-23 6-26-23 12-23-23	1,000.00	100.00 .00 100.00
		ROW100-23			1,000.00	FEE 100.00 PAID .00 DUE 100.00
SP009-23 Issued Contractor	POOLS PLUS PHILLIP NEWTON 1000 KEY CIR	INSTALL NEW 15X30 ABOVE GROUND		5-10-23 5-10-23 11-06-23		247.44 247.44 .00
		SP009-23				FEE 247.44
SP010-23 Issued Contractor	PREMIER POOLS AND SPAS NOLAN CAIN 540 CORONADO CIR	INSTALL NEW 16'X30X INGROUND		5-23-23 6-02-23 11-29-23		447.19 .00 447.19
		SP010-23				FEE 447.19 PAID .00 DUE 447.19
SP011-23 Issued Contractor	OWNER AS GEN CONTRACTOR WALLACE, DEANNA 4326 N 8TH ST	NEW 16X32 ABOVE GROUND POOL		5-23-23 5-24-23 11-20-23		248.44 .00 248.44
		SP011-23				FEE 248.44 PAID .00 DUE 248.44
GRAND TOTAL				63	1,214,908.11	FEE 13,462.28 PAID 2,497.64

PERMITS MASTER FILE LISTING

Permit # Contractor Description Appl Date Fee(s)

Status Owner Sub-Division Lot Issued Date Expire Date Cost of Work Paid Amount Due
Appl Type Location Type of Use

DUE 10,964.64

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
-----	-----	-----	-----	-----	-----
UNDEFINED	UNDEFINED DESCRIPTION	63	13462.28	2497.64	10964.64

**CITY OF CARTER LAKE
APPLICATION FOR CITY COUNCIL AGENDA**

Name: Lakeside Estates - Jay Van Tassell

Address: 3510 N 9th ST
Carter Lake IA 51510

Phone: 385-312-6239

Meeting Date Requested: 6/19/23

Mail request to:
City Clerk
950 Locust Street
Carter Lake, IA 51510

Or Fax to: 712-347-5454

Or Email to:
Doreen.Mowery@carterlake-ia.gov

Agenda Item Request (please give a detailed description of the request):

Seeking a modification of mobile home set backs. Current set backs require 15' on
front yard and 5' on the rear. We are requesting that we flip those so that we can do
5' on the front and 15' on the rear. This will allow us to bring in larger more quality
homes without rerouting existing infrastructure. Request was presented to the P&Z
board on 5/8/23.

Please submit any supporting documents with this application.

City Council Meetings are held the third Monday of each month. The City Clerk must receive agenda requests by 12:00 PM on the Wednesday prior to the meeting.

Signature: Jay Van Tassell **Date:** 6/12/23

For Office Use Only:

Date received in Clerk's office: _____

Received by: _____

To Whom it May Concern,

The purpose of this letter is to provide the City of Carter Lake our vision for the Lakeside Estates Mobile Home Community located at 3510 N 9th St, Carter Lake, IA 51510. Our hope is that sharing our vision for the community will initiate the process to receive a variance on the setbacks that are currently in force within the community.

Lakeside Estates Mobile Home Community is owned by Lakeside Estates LLC. Our mission is to provide a caring community for responsible residents that choose to call Lakeside Estates and Carter Lake IA home.

We seek to provide caring communities by the following:

Reinvesting Capital Dollars into Community Improvements:

- In 2022 Lakeside Estates' parent company invested nearly \$40 Million in community improvements across all its communities
- In 2022 over \$1,300,000 was invested into Lakeside Estates for community improvements. Another \$350,000 is budgeted for improvements in 2023.
- We regularly evaluate community infrastructure to identify improvement opportunities. This includes paving new roads, replacing parking pads, and adding or improving amenities.

Providing Educational Opportunities for Our Residents:

- Lakeside Estates' parent company devotes \$500,000 every year to their Education Success Program which includes scholarships, mentorship programs, professional development, and networking. All these resources are available now for residents of Lakeside Estates
- Much of the money devoted to the Education Success program goes towards scholarships. Scholarships vary but can be up to \$10,000 each year. Scholarships are also renewable for up to three years or until a bachelor's degree is earned.
- In 2022 19 scholarships were awarded to residents across the county. This year 38 scholarships were awarded. 4 of which were awarded to residents in Iowa.
- We hope to have scholarship recipients in Lakeside Estates in the future.

Supply Quality, Attainable New Manufactured Homes:

- Lakeside Estates has agreements with some of the largest and most respected manufactured home builders in the nation. We only bring in brand new homes to elevate the quality of our communities.
- The homes that we provide are all Energy Star certified, with modern interiors and strong structural integrity that are approved by HUD.
- We work directly with state certified installers to ensure that all homes are installed per State and local requirements.
- Pending a setback variance, we plan to have fourteen of these quality homes delivered, installed and sold or leased to qualified residents in 2023.

We seek to attract and maintain Responsible Residents by:

Implementing Strict Underwriting Standards

- Every adult resident that plans to live at Lakeside Estates must submit an application that is reviewed by an internal underwriting team and must clear strict underwriting standards.
- When applying, residents must agree to a background check. That is reviewed by experienced underwriters to ensure that only responsible residents are becoming residents of Lakeside Estates

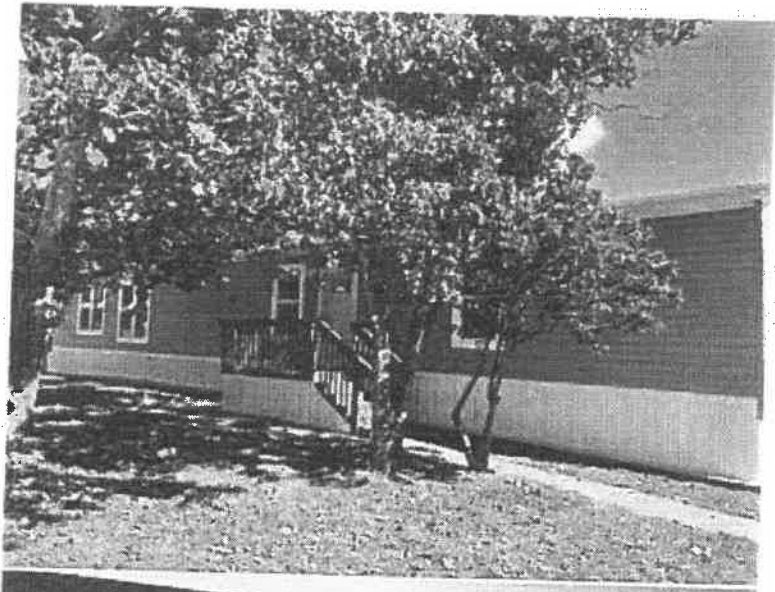
Enforcing firm Community Rules & Regulations

- Every current and future resident of Lakeside agrees to comply with the set rules and regulations of the community. These rules focus on maintaining a clean and safe community that all residents and their guests can enjoy. These rules are regularly enforced by the community staff.

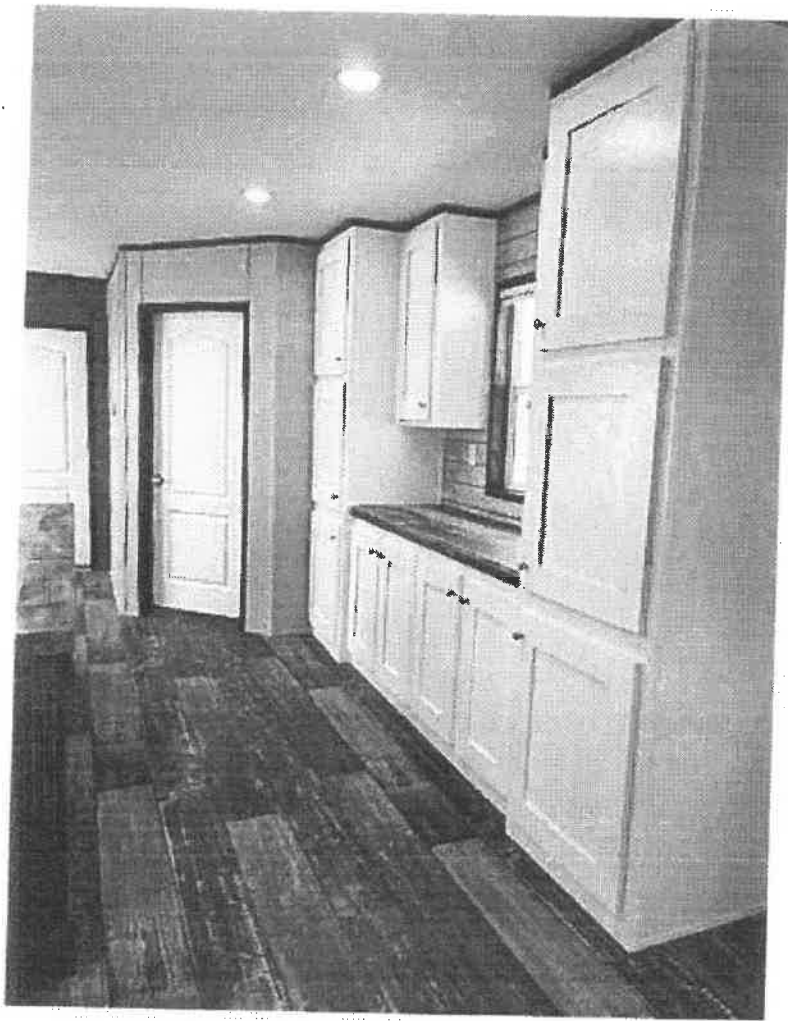
We appreciate your consideration in adjusting the setbacks at Lakeside Estates. Adjusting these back to prior requirements will allow us to provide desperately needed two- and three-bedroom homes at an attainable price for future residents of Lakeside Estates and Carter Lake IA.

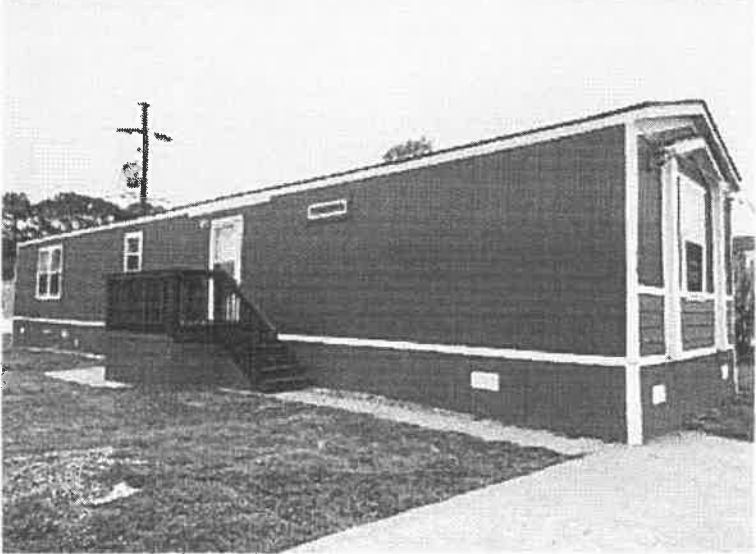
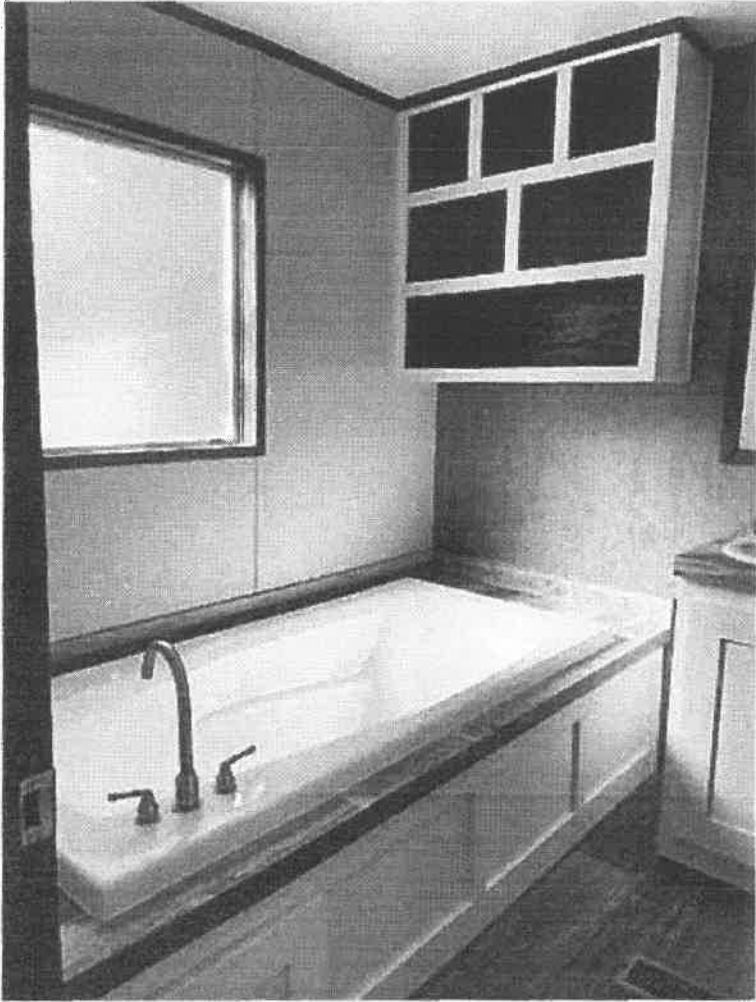




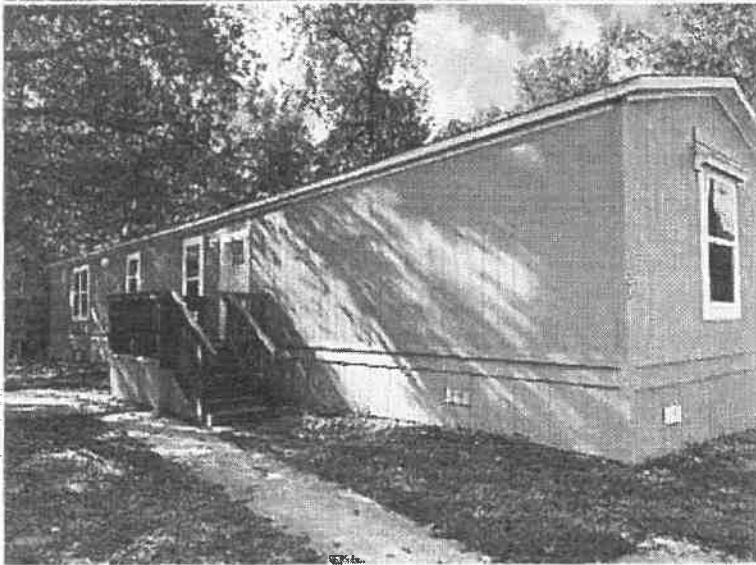
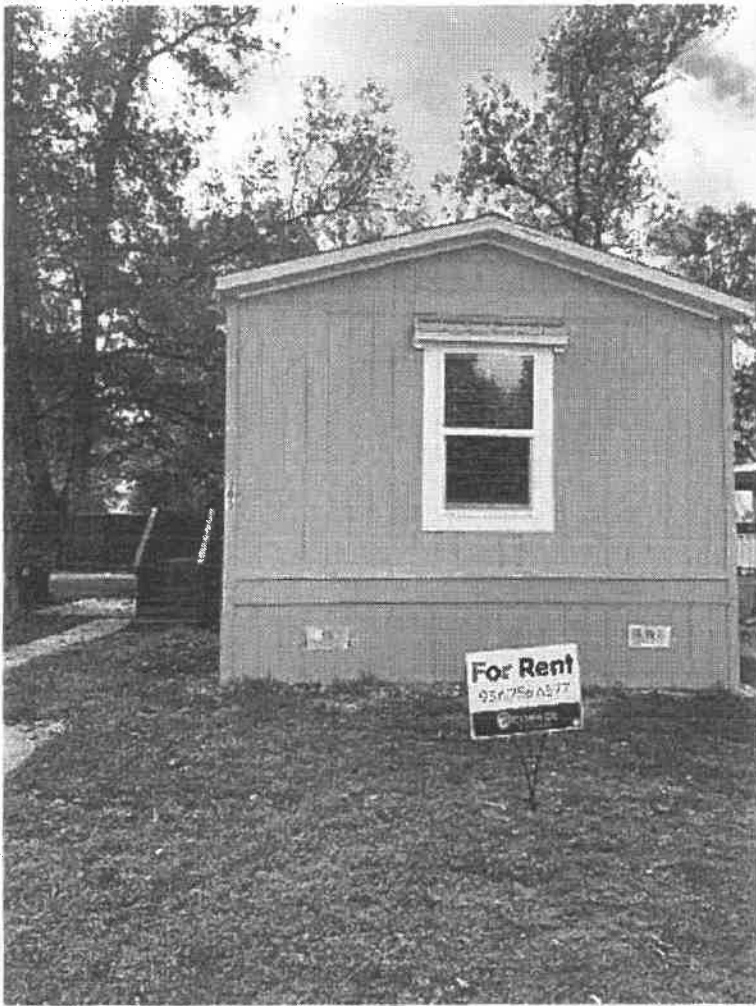


















Proposal of new set backs:

Example of the set backs.

With current setbacks of 15 feet in the front and 5 feet in the rear we would have to change all water, gas, and electrical hook up through out the park. At the current set backs we would not be able to fit anything longer then 60 feet linear ft.

If you allow us to change the set backs to front of 5ft and rear of 15ft, we would be able to fit up to an 80ft linear home. Most of the homes we purchase are between 60 and 80 linear ft. Also, if you look at the photos from Pottco.org the homes have been set at the 5 ft in the front and 15 ft in the rear. We are just asking that we be allowed to continue this.

Melissa Smith

5-3-23





ORDINANCE NO. 600

**AN ORDINANCE AMENDING THE UNIFIED LAND
DEVELOPMENT ORDINANCES
OF THE CITY OF CARTER LAKE, IOWA 2006, BY AMENDING
PROVISIONS PERTAINING TO
RM MOBILE HOME RESIDENTIAL DISTRICT**

BE IT ENACTED by the City Council of the City of Carter Lake, Iowa:

SECTION 1. SECTION MODIFIED. Sections 902, 904, and 938 of the Unified Land Development Ordinances of the City of Carter Lake, Iowa 2006, are repealed and the following section adopted in lieu thereof:

902 SITE DEVELOPMENT REGULATIONS

Regulator	1 Family Detached	Other Permitted Uses
Site Area per Housing Unit (square feet) In Conventional Development	6,000	
Minimum Lot Area (square feet) In Conventional Development	2,800	2,800
Minimum Lot Width (feet) In Conventional Development	40	40
Minimum Lot Depth (feet) In Conventional Development	70	70
Minimum Yards (feet)		
Front Yard	15	15
Side Yard	5 *	5 *
Street Side Yard	15	15
Rear Yard	5 *	5
Maximum Height (feet)	35	35
Maximum Building Coverage	45%	45%
Maximum Impervious Coverage	60%	60%
Floor Area Ratio	NA	0.50
Maximum Percentage of Total Parking Located in Street Yard	NA	50%
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	10 ** 35***	10 ** 35 ***

- * Or 10 feet from any other building
- ** Private Street
- *** Public Street

904 ADDITIONAL REQUIREMENTS

- a. Parking areas, accessory buildings, and garages must be at least three feet (3') from a side or rear lot line or ten feet (10') from any other inhabitable building. A greater separation from residential zoning districts may be required by Section 26.
- b. Swimming pools must be at least 50 feet from a side or rear lot line.

938 ADDITIONS TO TRAILER No additions shall be built onto any trailer, which shall leave a clearance of less than ten clear feet between the addition and the next trailer. No addition or enclosure shall be constructed without application made to the Building Inspector and a permit issued for such construction. The necessary permit shall be secured before building such structure, which must comply with statutes of the State and ordinances of the City pertaining to housing.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED Nov 19, 2007.

Russell D. Kramer
Russell D. Kramer - Mayor

Attest:

Doreen Mowery
Doreen Mowery - City Clerk

FIRST CONSIDERATION: Sept 17, 2007

SECOND CONSIDERATION: Oct 12, 2007

THIRD CONSIDERATION: Nov 19, 2007

The undersigned as City Clerk of Carter Lake, Iowa does hereby certify that on Nov 20, 2007, I posted true and exact copies of the foregoing ordinance in four public places to wit: City Hall, Carter Lake Hardware, Peoples National Bank and Owen Memorial Library all within the limits of the City of Carter Lake, Iowa.

Doreen Mowery
Doreen Mowery - City Clerk

FOR OFFICE USE: CASE # _____
Z.B.A. Public Hearing: _____

Receipt # _____
Amount _____

CITY OF CARTER LAKE

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Pete christing Phone: 402 301 7055
Address: 104 locust st *Status: _____

2. REPRESENTED BY: _____ Phone: _____
Address: _____

3. STREET ADDRESS/LOCATION: 104 E locust st
Carter lake IA 51510

4. LEGAL DESCRIPTION: _____

5. OWNERS NAME: Pete christing

6. OWNERS ADDRESS: 1374 cachelin dr
Carter lake IA 51510

7. REASONS FOR REQUEST AND INTENDED USES: Storage units
Built in c1 district

8. ZONING DISTRICT: c1

9. PRESENT USE: _____

10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. _____

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: Pete christing Date: 6-21-23

TYPED OR PRINTED NAME: Pete christing *Status: _____

*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent

CITY OF CARTER LAKE
950 LOCUST STREET
CARTER LAKE, IOWA 51510
Phone: (712)347-6320 Fax: (712)347-5454

RON CUMBERLEDGE, Mayor
KEEBIE KESSLER, Mayor Pro-tem
JACKIE CARL, City Clerk
LISA RUEHLE, Deputy City

COUNCIL MEMBERS:
JOHN PATERSON
JACKIE WAHL
VICTOR SKINNER
ASHLEY WILSON

July 6th, 2023

City of Carter Lake, IA – City Planning Board

Type of Application: Add Storage Units (Shipping Containers)

Project / Site Address: 104 E. Locust St. (Parcel # 7544 20 176 003)

Applicant: Pete Christina

Mr. Christina is asking to add Storage Units to his property at 104 E. Locust St. This property is located within our zoning district, C-1, Limited Commercial District.

*Provided Site Plan is attached.

Unified Land Development Ordinance Being Addressed:

SECTION 3

USE TYPES

307 Commercial Use Types

1. Convenience Storage

Storage services primarily for personal effects and household goods within enclosed storage areas having individual access but excluding use of such areas as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.

2304 Supplemental Use Regulations: Commercial Uses

e. Convenience Storage

When permitted outside of the M-2 District, convenience storage facilities shall be subject to the following additional requirements:

1. The minimum size of a convenience storage facility shall be one acre.
2. Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
3. All driveways within the facility shall provide a paved surface with a minimum width of 25 feet.
4. All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
5. No storage buildings may open into required front yards.
6. Facilities must maintain landscaped buffer yards of 35 feet adjacent to any public right-of-way and 20 feet adjacent to other property lines, unless greater setbacks are required by Section 25.

Table Use Matrix : Office and Commercial Use Types – Attached

**CITY OF CARTER LAKE
950 LOCUST STREET
CARTER LAKE, IOWA 51510
Phone: (712)347-6320 Fax: (712)347-5454**

Staff Recommendation:

In Zoning District, C-1, Limited Commercial District; the proposed use type, Convenience Storage, is not an allowed use. This use is only permitted within zoning districts M-1 (Limited Industrial District) and M-2 (General Industrial District). Additionally, the definition of Convenience Storage has a minimum lot size of 1 acre. This property is .91 acres. The definition also states, "All storage must be within enclosed buildings...", storage containers are not considered a building within the IBC.

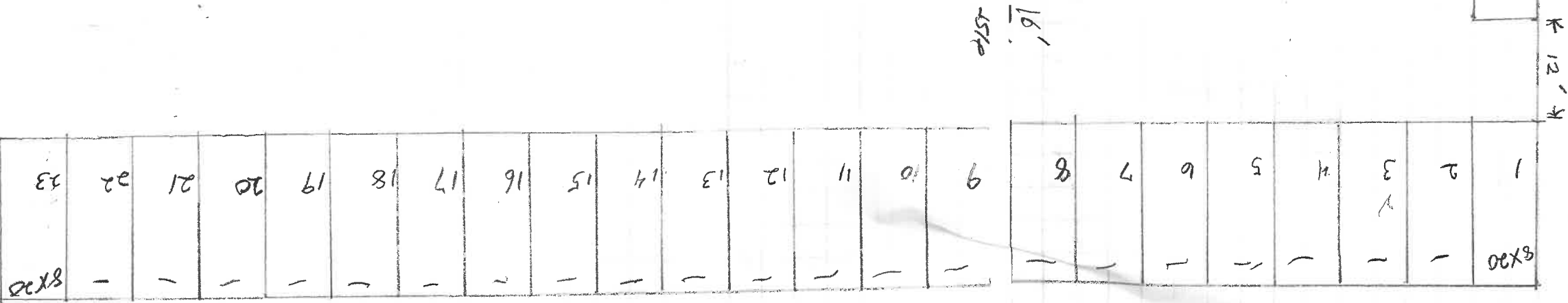
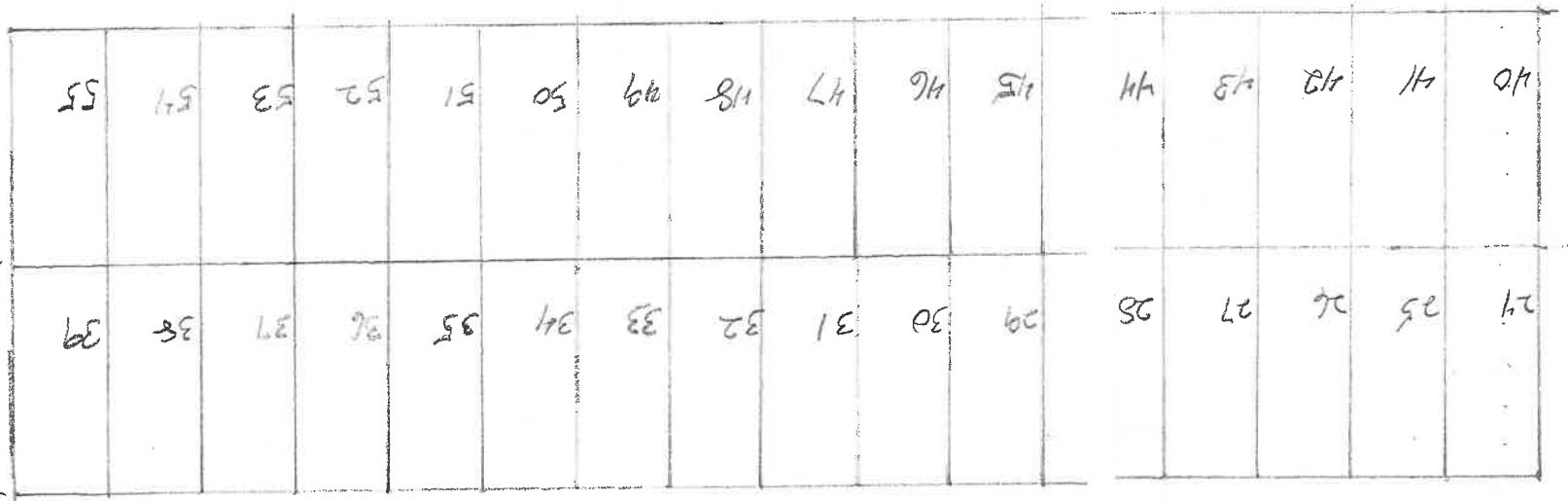
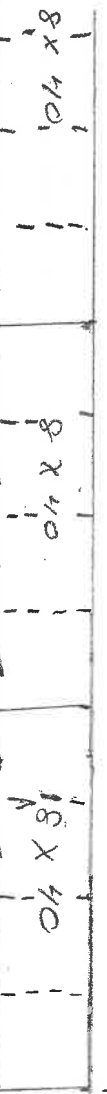
Darin Whatcott

Darin Whatcott, *RA CBO*

City Building & Zoning Official

136'

10' Divided to 8x8'



16' ISLES TO 20' ISLES

189

Zoning District Regulations

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

SECTION 11

C-1 LIMITED COMMERCIAL DISTRICT

1101 Purpose

The C-1 Limited Commercial District is intended for neighborhood shopping facilities serving the needs of residents of a surrounding residential area. Allowed commercial and office uses are generally compatible with nearby residential areas in scale and intensity. Site development regulations are intended to ensure compatibility in size, scale, and site characteristics with these residential environments. C-1 districts are generally most appropriate at intersections of collector and/or arterial streets, at the edge of residential areas, in planned commercial areas in newly developing residential districts, or at other locations where local commercial services are required.

1102 Site Development Regulations for C-1 Districts

	Regulator	Permitted Uses
Site Area per Housing Unit (sq. ft.)		NA
Minimum Lot Area		6,000
Minimum Lot Width (feet)		60
Minimum Yards (feet)		
Front Yard (Note 1)		15
Side Yard		7
Street Side Yard		15
Rear Yard		Less of 15% of lot depth or 20 feet
Maximum Height (feet)		35
Maximum Building Coverage		60%
Maximum Impervious Coverage		80%
Floor Area Ratio (Note 2)		0.5
Maximum Percentage of Total Parking Located in Street Yard		75%
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)		10

Note 1: Flexible Yard Setbacks in Planned Districts

The Planning Board and City Council may vary required minimum setbacks in planned districts. However, the setback from the front facade of a garage to any public or private street right-of-way (including the boundary of sidewalks) must be at least 20 feet.

Note 2: Flexible Floor Area Ratios in Planned Districts

The Planning Board and City Council may increase the maximum Floor Area Ratio for a development in a planned district.

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.

1103 Special Regulations and Standards

- a. Architectural details, including materials, textures, patterns, colors, and design features used on any façade facing a street or easement 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.

CITY OF CARTER LAKE
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JACKIE CARL, City Clerk
LISA RUEHLE, Deputy City

COUNCIL MEMBERS:
JOHN PATERSON
JACKIE WAHL
VICTOR SKINNER
ASHLEY WILSON

July 6th, 2023

City of Carter Lake, IA – City Planning Board

Type of Application: 2 New Illuminated Wall Signs

Project / Site Address: 2200 Abbott Dr. (Parcel # 7544 21 351 005)

Applicant: Fleetpark LLC / 10 Roads Express

Fleetpark LLC dba 10 Roads Express are asking to install 2 new Illuminated wall signs within the current zoning district Business Park (BP).

1. 64.5 square feet Internal Illumination wall sign on SE corner of Building
2. 31 square feet Internal Illumination wall sign along S side of Building

*VitalSigns provided site plan is attached.

Unified Land Development Ordinance Being Addressed:

SECTION 27

SIGN REGULATIONS

2703 TYPES OF PERMITTED SIGNS:

5. Wall Signs and Graphics:

- a. For the purpose of calculating permitted sign areas pursuant to this chapter, signs painted on the walls of buildings and signs mounted on cupolas shall be considered wall signs.
- b. A wall sign shall not:
 1. Extend more than 18 inches from the wall to which it is attached.
 2. Cover in whole or in part any wall opening or major architectural feature of the building.
 3. Extend beyond the corner of the wall to which it is attached except where attached to another wall sign, it may extend to provide for the attachment.
 4. Extend beyond its building's roofline.
 5. Where permitted, canopy signs are counted as wall signs when calculating total permitted sign area.

2705 SIGN SIZING:

b. Sign area.

1. Sign area includes the entire area within the perimeter enclosing the extreme limits of the sign, excluding any structure essential for support or service of the sign, or architectural elements of the building.
2. The area of double-faced (back to back) signs is calculated on the largest face only.

CITY OF CARTER LAKE
950 LOCUST STREET
CARTER LAKE, IOWA 51510
Phone: (712)347-6320 Fax: (712)347-5454

3. For signs with more than two faces, the area of each face is calculated separately and totaled.
4. The sign area for ground signs, monument signs and architectural sign bands is calculated as the area enclosing the extreme limits of the sign copy only.
5. In the case of letters mounted to a wall, the total area of all the letters themselves including the space between the letters is included within the sign area.

Table 27-1 : Permitted Signs by Type and Zoning District – Attached

Table 27-2 : Auxiliary Sign Elements – Attached

Table 27-3 : Permitted Signs by Maximum Permitted Area and District – Attached

Table 27-4 : Permitted Signs by Numbers, Dimensions, and Locations - Attached

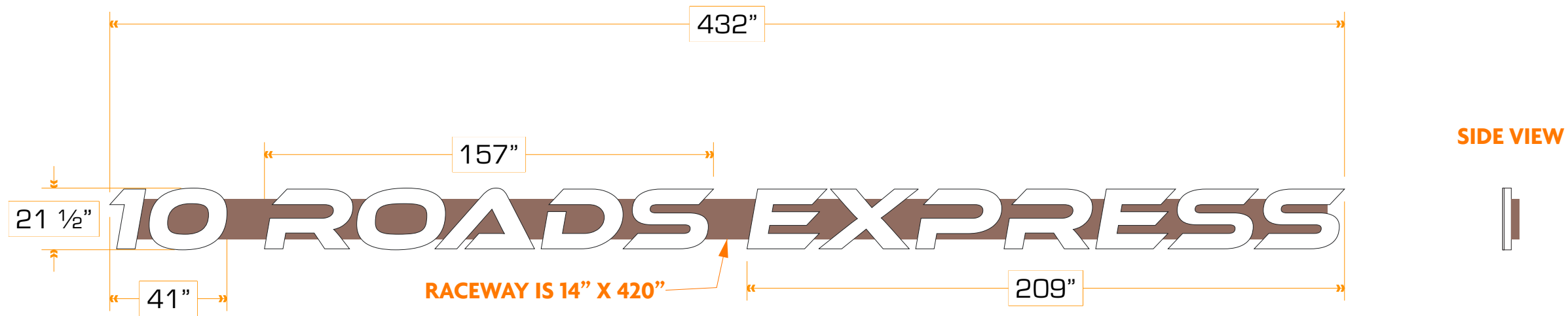
Staff Recommendation:

These signs meet the City's current Sign Regulations. Zoning District BP, Business Park, allows a maximum square footage of 300 square feet and 1.0 square feet of signage per Linear foot of Frontage. According to Pottco.org; the linear foot of frontage at 2200 Abbott Dr. equals 240 feet.

Darin Whatcott

Darin Whatcott, *RA CBO*

City Building & Zoning Official



vitalsigns
UNLIMITED, INC.

925 South 7th Street
Council Bluffs, IA 51501
712.256.4766
www.vtlsign.com

CLIENT
10 Roads Express

LOCATION
2200 Abbott Dr.
Carter Lake, IA
51510

SALES REP.
Olivia True

DESIGNER
Andrew

REVISED BY
Andrew

DATE
06/15/2023

DRAWING #
230608 - 04

SIGN TYPE
Channel Letters

OPTION
A2

SCALE
1:44

ILLUMINATION PREVIEW



EXISTING VIEW



APPROX. PROPOSED PERSPECTIVE & PLACEMENT



**APPROXIMATE SCALE 1:159
BASED OFF CLIENT PROVIDED MEASUREMENT OF FACADE HT 52"**

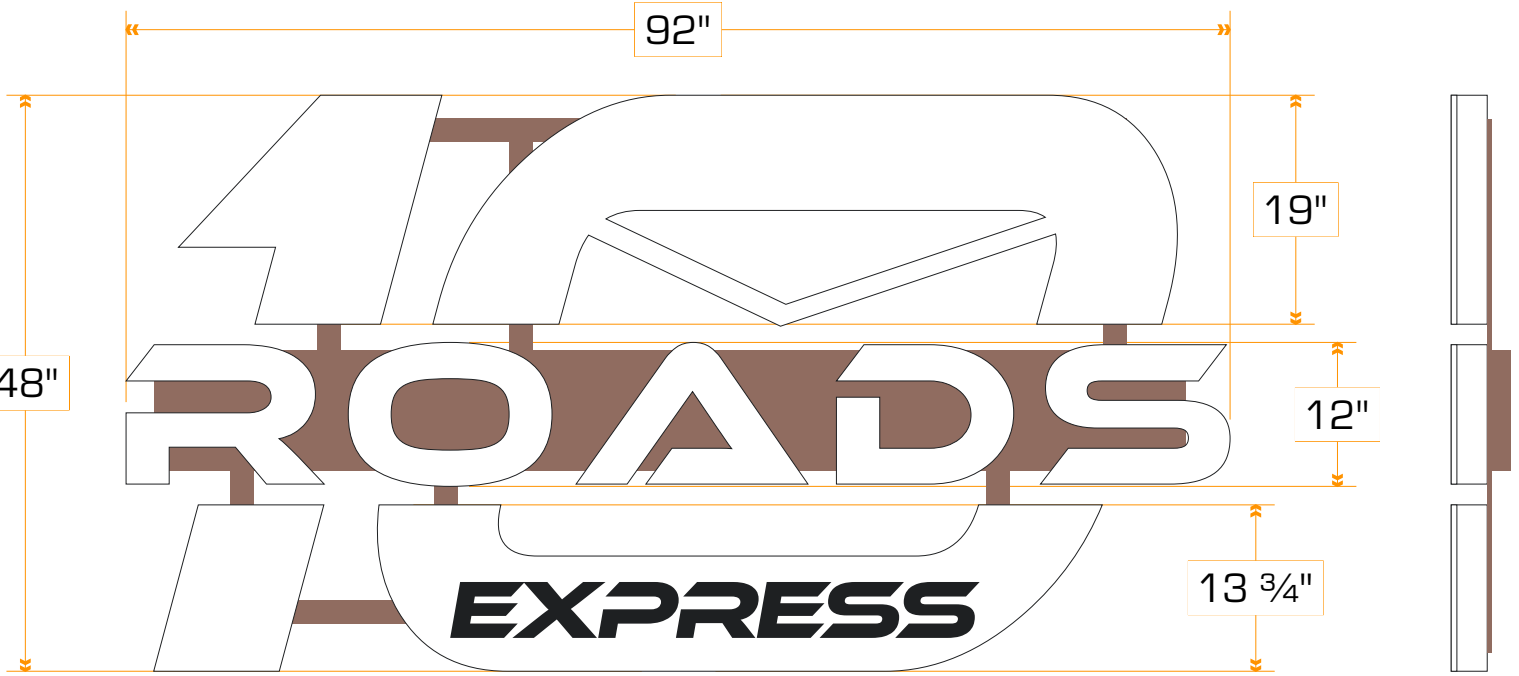
VitalSigns to Provide Material & Labor to complete the following:

- Fabricate and install QTY 1 new illuminated wall sign "10 Roads Express"
 - VECTOR ARTWORK REQUIRED
 - TEST PRINT TO MATCH COLORS CLOSELY
 - REPRODUCE FROM PREVIOUS PRODUCTION FILE(S):
 - SURVEY REQUIRED
 - ARTWORK NEEDS CLEANED UP
 - FABRICATION READY**
 - SIZES FOR REFERENCE ONLY, VERIFICATION REQUIRED
 - COLOR NEEDED (BUILDING / BRICK / ETC)

Fabrication Specifications

- FACES: 3/16" 7328 White Acrylic
- TRIMCAP: 1" White
- RETURNS: 3" .040 Letter Coil _ Perimeter 1,955" White
- ILLUMINATION: White LED Modules
- WIREWAY/RACEWAY: SW#xxxxx / MP#xxxxx / Requires Survey to Match

FRAMEWORK/RACEWAY SUBJECT TO CHANGE



EXISTING VIEW



APPROX. PROPOSED PERSPECTIVE & PLACEMENT



**APPROXIMATE SCALE 1:138
BASED OFF OT SURVEY OF FACADE HT 76**

ILLUMINATION PREVIEW



VitalSigns to Provide Material & Labor to complete the following:

- Fabricate and install QTY 1 new illuminated wall sign "Logo"
- VECTOR ARTWORK REQUIRED
- TEST PRINT TO MATCH COLORS CLOSELY
- REPRODUCE FROM PREVIOUS PRODUCTION FILE(S):
- SURVEY REQUIRED
- ARTWORK NEEDS CLEANED UP
- FABRICATION READY**
- SIZES FOR REFERENCE ONLY, VERIFICATION REQUIRED
- COLOR NEEDED (BUILDING / BRICK / ETC)

Fabrication Specifications

- FACES: 3/16" 7328 White Acrylic
- VINYL: Black
- TRIMCAP: 3/4" White
- RETURNS: 3" .040 Letter Coil _ Perimeter 900" White
- ILLUMINATION: White LED Modules
- WIREWAY/RACEWAY: SW#xxxxx / MP#xxxxx / **Requires Survey to Match**



vitalsigns
UNLIMITED, INC.

925 South 7th Street
Council Bluffs, IA 51501
712.256.4766
www.vtlsign.com

CLIENT
10 Roads Express

LOCATION
2200 Abbott Dr.
Carter Lake, IA
51510

SALES REP.
Olivia True

DESIGNER
Andrew

REVISED BY
Andrew

DATE
06/15/2023

DRAWING #
230608 - 04

SIGN TYPE
Channel Letters

OPTION
B1

SCALE
1:16

**Table 27-1:
Permitted Signs by Type and Zoning Districts**

Sign Types	R-1 R-2 R/CC	R-3 R-M	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2
Detached Signs										
Residential	P	P	P	P	P	N	N	N	N	N
Premise Identification	P(C)	P(C)	P	P	P	P	P	P	P	P
Directional	P(C)	P(C)	P	P	P	P	P	P	P	P
Ground	P(C)	P(C)	P	P	P	P	P	P	P	P
Pole	N	N	P	N	P	N	P	N	P	P
Attached Signs										
Awning	N	N	P	P	P	P	P	P	P	P
Banner	N	N	N	N	N	N	N	N	N	N
Building Marker	P	P	P	P	P	P	P	P	P	P
Canopy	N	N	P	P	P	P	P	P	P	P
Premise Identification	P(C)	P(C)	P	P	P	P	P	P	P	P
Incidental	P(C)	P(C)	P	P	P	P	P	P	P	P
Marquee	N	N	P	P	P	P	P	P	P	P
Projecting	N	N	P	P	P	P	P	P	P	P
Roof, Integral	N	N	N	N	N	N	N	N	N	N
Roof, Above Peak	N	N	N	N	N	N	N	N	N	N
Wall	P	P	P	P	P	P	P	P	P	P
Window	P	P	P	P	P	P	P	P	P	P
Miscellaneous										
Flag Sign	N	N	N	P	P	P	P	P	P	P

P: Permitted for All Uses

P(C): Permitted for Civic Uses

N: Not Permitted

Table 27-2:
Auxiliary Sign Elements

	R-1 R-2 R/CC	R-3 R-M	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2
Design Element										
Illumination										
Indirect	P(C)	P(C)	P	P	P	P	P	P	P	P
Direct	N	N	N	N	N	N	N	N	N	N
Internal	P(C)	P(C)	P	P	P	P	P	P	P	P
Neon	N	N	P	P	P	P	P	N	P	P
Flashing	N	N	N	N	N	N	N	N	N	N
Flame	N	N	N	N	N	N	N	N	N	N
Bare Bulb	N	N	N	N	N	N	N	N	N	N
Other										
Electronic Information	N	N	P	P	P	P	P	P	P	P
Moving	N	N	N	N	N	N	N	N	N	N
Rotating	N	N	N	N	N	N	N	N	N	N

P: Permitted for All Uses

P(C): Permitted for Civic Uses

N: Not Permitted

**Table 27-3:
Permitted Signs by Maximum Permitted Area and District**

This Maximum Permitted Area for all signs on a premises excluding directional signs, building marker signs, and US, State, or University flags shall not exceed the lesser of the following:

Zoning District	R-1 R-2 R-3 R/CC RM	C/L	C-1	C-2	TC	C/A	BP	M-1 M-2
Square Feet of Signage per Linear Foot of Frontage	NA	1.0	1.0	2.0	1.5	2.5	1.0	2.0
Maximum Total Square Feet	Note 3	300 Note 4	300 Note 5	800	500	800	300	800

Note 1: 200 square feet for civic or commercial uses, 2 square feet for residential uses, including home occupations.

Note 2: 50 square feet for project identification signs or civic uses, 2 square feet for residential uses, including home occupations.

Note 3: 32 square feet for civic uses, 50 square feet for project identification signs for multi-family or mobile home developments and for non-residential uses when permitted, 2 square feet for residential uses, including home occupations.

Note 4: Maximum limits apply to non-residential premises only. On premises with primary residential use, 50 square feet for project identification signs for multi-family developments, 2 square feet for residential uses, including home occupations.

Note 5: One Business Center Identification Sign with a maximum area of 100 square feet is permitted in addition to the Maximum Total Square Feet established here, subject to the regulations set forth by Table 27-4.

**Table 27-4:
Permitted Signs by Numbers, Dimensions, and Location**

Each individual sign shall comply with the regulations for maximum quantity, maximum size, minimum setbacks, and height limits shown in this table:

Zoning District	R-1 R-2 R-3 R/CC RM	C/L	C-1	C-2 (Note 2)	TC	C/A (Note 2)	BP	M-1 M-2 (Note 2)
<i>Detached Signs</i>								
Number Permitted Per Premise	1	1	1	NA	1	NA	NA	NA
Per Feet of Frontage of Property	NA	NA	1	1 per 300	NA	1 per 300	1 per 300	1 per 300
Maximum Size* (sq. ft.)	X	100	100	300	100	300	150	300
Maximum Height (feet) of Structure Above Ground	10	10	10	25	25	35	15	35
Front Yard Setback (feet)	10	10	10	10	0	5	5	0
Side Yard Setback (feet)	10	10	5	5	0	5	5	0
<i>Attached Signs</i>								
Maximum Size* (sq. ft.)	X	50	150	NA	NA	300	300	300
% of Street Facade		15%	15%	20%	20%	20%	20%	20%

X See Table 27-3 for maximum sign sizes.

Note 1: In addition to its total permitted sign area, each premises used for a business center may have one detached center identification sign, subject to the following conditions:

1. The maximum area for a center identification sign shall be 100 square feet.
2. No center identification sign shall be within 300 feet of any other center identification sign or within 150 feet of any other detached sign on the same or adjacent premises.
3. The sign shall display no more than the name and location of the business center.
4. Each sign shall be subject to all other regulations for detached signs or graphics set forth in this Article.

Note 2: Within the total maximum sign allowance permitted by Table 27-3, properties in the C/A district may elect to locate an outdoor advertising sign in excess of 300 square feet, subject to the conditions set forth in Section 2711.

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

Receipt # _____
Amount \$ _____
By _____ Date _____

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Aaron Grell Phone: 402-677-3131
Address: 924 Redick Blvd Carter Lake, IA 51510 *Status: property owner
2. REPRESENTED BY: _____ Phone: _____
Address: _____
3. STREET ADDRESS/LOCATION: _____
4. LEGAL DISCRIPTION: _____
5. OWNERS NAME: _____
6. OWNERS ADDRESS: _____
7. REASONS FOR REQUEST AND INTENDED USES: Create and name road.
8. ZONING DISTRICT: _____
9. PRESENT USE: _____
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE.
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: Aaron Grell Date: 6/19/2023
TYPED OR PRINTED NAME: Aaron Grell *Status: property owner

*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent

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600ft x 600ft

[Click any parcel to go to its web page](#)

Spring 2022 aerial

See [more maps](#) at the [County GIS Department](#).

As of:

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