

**PLANNING BOARD MEETING**  
**City Hall - 950 Locust St., Carter Lake, Iowa**  
**Monday, August 12, 2024, 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. Prairie Flower Casino – New Signage
  - b. Jason Gundersen – new subdivision
3. Old Business
4. Comments
5. Adjourn

PLANNING BOARD MEETING  
Monday, July 8, 2024, 7:00 P.M.

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

Podraza moved to approve the agenda, seconded by Gundersen; unanimous approval; Gundersen moved to approve the consent agenda and seconded by Evers; unanimously approved.

New Business:

Lakeside Autor Recyclers are present to ask the board to amend zoning for this parcel which is located across the street from City Hall; the requested amendment is to expand their Planned Industrial zoning to that area and allow them to process reclamation without violations. The Board wasn't in favor of the request; they considered letting them expand to the back of the new building, but this would need Council support as well. A survey would be needed to change the perimeter of the parcels. Gundersen moved to deny the request to expand the P-I zoning to blanket all this property, Podraza seconded the motion. Roll Call: No Dueling, YES Podraza, Gundersen, Evers, Palandri, Pauly. Denied by majority. Gundersen moved to bring a map back of perimeter of building and not encroaching into the C/L district, seconded by Podraza; Roll Call: No Dueling, YES Podraza, Gundersen, Evers, Palandri, Pauly. Denied by majority.

Gundersen moved to adjourn seconded by Evers.

Adjourn at 8:50 p.m.

CARTER LAKE CITY COUNCIL MEETING  
MONDAY, JULY 15, 2024

Mayor Ronald Cumberledge called the special meeting to order at 6:00 p.m. Gundersen moved to go into closed session to discuss real estate matters, seconded by Grell. Unanimously approved. At 6:58 p.m. the council returned to open session and Skinner moved to adjourn seconded by Grell; unanimously approved.

Mayor Ronald Cumberledge called the regular meeting to order at 7:05 p.m. Roll call of the council, present: Victor Skinner, Jacob Hanika, Jackie Wahl, Aaron Grell, and Jason Gundersen; City Attorney David Levy and Clerk Jackie Carl were also present.

Upon motion duly made by Gundersen, and seconded by Hanika, the council's agenda was unanimously approved. Gundersen moved to approve the consent agenda which included the following items: Department head reports from Parks, Library, Community Center, Senior Services, Maintenance, Police, Fire/EMS; City council minutes from June; Overtime and comp time reports for June; abstract of claims, receipts and financial reports for June. Hanika moved to second the motion.

Grell moved to approve Mekenna Kay's appointment to the Library Board, seconded by Gundersen; unanimously approved. There are openings for the Storm Water Committee, Mayor requested to appoint Russ Kramer, Jason Gundersen, Bob McCloud, Keebie Kessler, Aaron Grell. Gundersen moved to approve, seconded by Grell.

Elizabeth Hunter of Snyder & Associates was present to review the Water Valve project bids. The bid opening was July 10<sup>th</sup>. Western Utility \$430,661.25, Carley Construction \$449,845, Backlund Plumbing \$491,900; Neuvirth Construction, Inc., \$659,401.14; 449,845. After much discussion and consideration Grell moved to select Backlund Plumbing based on many years of experience with Carter Lake's utilities and being able to dedicate a more crews to reduce the number of shutdowns by completing several locations at the same time.; Skinner seconded the motion; unanimously approved. Pre-Construction meeting will be scheduled in the next 10 days. The project is required to be completed by November 1, 2024.

Skinner moved to approve job descriptions for the fire department; updated the coordinator and new descriptions for two additional positions; one position is budgeted; the second position will only happen if a grant is received; seconded by Grell; unanimously approved.

Mayor Cumberledge awarded Citizen of the Year to Risa Putnam.

Gundersen shared that an announcement will be coming of who has been selected as the new director at the Carter Lake Community Center. Storm Water no discussion needed. Request permission to have more hydrants painted. It was agreed to proceed with \$15,000 should update ½ the hydrants. On the Lake issue, he feels we are under-represented in the area and maybe a committee should be formed to help work on the issues annually.

Channel 22 concerns, asked how many people in the audience watch Channel 22? Three guest out of 50 in the room raised their hands. The clerk stated they are leaving the TV on in the breakroom to help monitor activity. Remember over the weekends, power outage will require reboot on Monday.

Grell would like to see the UTV ordinance on the next agenda.

Grell moved to approve wages for the new office Cole Button, seconded by Hanika; unanimously approved. Gundersen moved to approve the wage for Charlie Bennett for being a 10 year employee; seconded by Hanika; unanimously approved. Gundersen moved to approve the 2024-2025 wage increases for city employees: unanimously approved.

Public Comments: Harry Skudler was present to voice his displeasure of trees limbs hanging over the sidewalks and broken sidewalks around his area of the city.

Lakeside Auto Recyclers is seeking to amend the zoning of their property to allow them to also combine parcels for taxation purposes. This request would allow Lakeside Auto recyclers to expand their P-I District (Planned Industrial) to Locust Street (across from City Hall); the planning board denied the request; but would be in favor of moving the line to run adjacent to the back of the building. Where the original Wood Avenue was platted before it was vacated. The council appeared to be supportive. No motion was made.

Wahl revisited her concerns in the transcript version of minutes from the 6/12/2024 hearing concerning the grievances filed against Wahl. The Clerk admits she has not had time to sort out all the motions and disagreements that occurred during that meeting and clerk feels the transcript was very accurate.

Wahl expressed concerns over why the America In Bloom grant had expenses listed, clerk did not have any explanation without looking it up, Wahl moved to approve, seconded by Gundersen; unanimously approved.

Keebie Kessler requested council support to allow the Improvement Club to use Concession Stand #1 during the festival. Skinner moved to approve an individual to use Concession #2, seconded by Gundersen, unanimously approved.

Moved to adjourn at 8:00 p.m.

Jackie Carl, City Clerk

Ronald Cumberledge, Mayor

**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
EL026-24	DAVID'S ELECTRIC	INSTALL NEW METER SOCKET &		7-16-24		54.00
Issued	DOUGLAS SAKALOSKY			7-16-24		54.00
Contractor	1200 CACHELIN DR	Residential, Multiple Family		7-10-25		.00
		EL026-24				FEE 54.00
EL027-24	STEVE'S ELECTRIC	PB APPVD 7/17/24: ADD 4 FREEZE		7-18-24		42.50
Issued	RED BUFFALO INVESTMENTS L			7-18-24		42.50
Contractor	3000 N 13TH ST	COMMERCIAL		7-12-25		.00
		EL027-24				FEE 42.50
FW046-24	OWNER AS GEN CONTRACTOR	INSTALL NEW 4' BLK VINYL FENCE		7-19-24	6,500.00	37.50
Denied	JIM BOWMAN			7-19-24		.00
Contractor	1302 CEDAR ST	Residential, Multiple Family				37.50
		FW046-24			6,500.00	FEE 37.50
						PAID .00
						DUE 37.50
FW047-24	OWNER AS GEN CONTRACTOR	NEW AND REPLACEMENT OF 6'		7-31-24	500.00	37.50
Issued	ALISHA STREFF			7-31-24		.00
Contractor	1102 REDICK BLVD	Residential, Multiple Family		1-27-25		37.50
		FW047-24			500.00	FEE 37.50
						PAID .00
						DUE 37.50
M081-24	SKRADSKI HEATING & COOLIG	FULL HVAC REPLACEMENT		7-10-24	13,015.00	53.00
Issued	DAVID SCHMITT			7-10-24		53.00
Contractor	1005 WILLOW DR			1-06-25		.00
		M081-24			13,015.00	FEE 53.00
M082-24	INTERSTATE HEATING & AC	REPLACE A/C		7-16-24	7,400.00	38.20
Issued	RICHARD PATTON			7-16-24		38.20
Contractor	1013 SHOAL POINTE DR			1-12-25		.00
		M082-24			7,400.00	FEE 38.20
MR438-24	OWNER AS GEN CONTRACTOR	TEMPORARY STORAGE POD FOR		7-02-24	1.00	.00
Issued	KIMBERLY MCLAUGHLIN			7-02-24		.00
Contractor	1055 WATERS EDGE CT			12-29-24		.00
		MR438-24			1.00	FEE .00
MR439-24	OWNER AS GEN CONTRACTOR	5,783sf OF NEW CONCRETE.		7-31-24	25,000.00	28.75
Issued	THOMAS PODERYS			7-31-24		.00
Contractor	1910 LAGOON DR			1-27-25		28.75
		MR439-24			25,000.00	FEE 28.75
						PAID .00
						DUE 28.75

**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
P069-24	BURTON PLUMBING	HAS CONNECTION TO GENERATOR -		7-02-24		48.50
Issued	TORRES, ROBERT & KERRI			7-02-24		48.50
Contractor	190 MARINA CT			12-29-24		.00
		P069-24				FEE 48.50
P070-24	BURTON PLUMBING	INSTALLING NEW BACKFLOW		7-03-24		57.95
Issued	LA QUINTA INN & SUITES			7-03-24		57.95
Contractor	1201 AVENUE H			12-30-24		.00
		P070-24				FEE 57.95
P071-24	BURTON PLUMBING	REPALCE WATER HEATER		7-16-24		35.80
Issued	SHANE BROOKS			7-16-24		35.80
Contractor	1110 JANBROOK BLVD			1-12-25		.00
		P071-24				FEE 35.80
RA044-24	BLACK CIRCLE GROUP	REPLACE EXISTING REAR DECK &		7-18-24	7,400.00	244.06
Issued	JERRY CHALLENGER			7-24-24		.00
Contractor	1011 SHOAL POINTE DR	Residential, Multiple Family		1-20-25		244.06
		RA044-24			7,400.00	FEE PAID DUE 244.06 .00 244.06
RC012-24	OWNER AS GEN CONTRACTOR	STOOP ADD. TO CORRECT DESIGN &		7-02-24	10,500.00	296.56
Issued	RALPH KLUG			7-15-24		296.56
Contractor	4426 N 17TH ST	Residential, Multiple Family		1-11-25		.00
		RC012-24			10,500.00	FEE 296.56
RE065-24	OWNER AS GEN CONTRACTOR	RE-ROOF		7-09-24	3,364.50	30.00
Issued	TDJ ENTERPRISES			7-09-24		30.00
Contractor	4203 N 9TH ST	Residential, Multiple Family		1-05-25		.00
		RE065-24			3,364.50	FEE 30.00
RE066-24	BATES ROOFING	RE-ROOF		7-10-24	8,000.00	30.00
Issued	DOUG ADAMS			7-10-24		30.00
Contractor	1109 AVENUE P	Residential, Multiple Family		1-06-25		.00
		RE066-24			8,000.00	FEE 30.00
RE067-24	OWNER AS GEN CONTRACTOR	Re-roof , Windows & Door		7-11-24	17,800.00	75.00
Issued	RALPH KLUG			7-15-24		75.00
Contractor	4426 N 17TH ST	Residential, Multiple Family		1-11-25		.00
		RE067-24			17,800.00	FEE 75.00

**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
RE068-24	DUSTIN BERGMAN	RE-ROOF		7-11-24	15,000.00	30.00
Issued	MICHAEL CHRISTENSEN			7-11-24		30.00
Contractor	1348 CACHELIN DR	Residential, Multiple Family		1-07-25		.00
		RE068-24			15,000.00	FEE 30.00
RE069-24	EMERALD ROOFING	RE-ROOF		7-24-24	12,000.00	30.00
Issued	GALLET WILLIAM			7-24-24		30.00
Contractor	1502 NEPTUNE CIR	Residential, Multiple Family		1-20-25		.00
		RE069-24			12,000.00	FEE 30.00
RE070-24	EMERALD ROOFING	RE-ROOF		7-24-24	11,200.00	30.00
Issued	HANNA SIEH			7-24-24		30.00
Contractor	1401 HOLIDAY DR	Residential, Multiple Family		1-20-25		.00
		RE070-24			11,200.00	FEE 30.00
RE071-24	ROCC SOLID CONSTRUCTION	RE-ROOF		7-24-24	12,000.00	30.00
Issued	WITKOVSKI			7-24-24		30.00
Contractor	1503 AVENUE Q	Residential, Multiple Family		1-20-25		.00
		RE071-24			12,000.00	FEE 30.00
RE072-24	STAR POWER EXTERIORS	RE-ROOF & SIDING		7-25-24	15,000.00	50.00
Issued	LAMPE, RICHARD G			7-25-24		50.00
Contractor	1326 JANBROOK BLVD	Residential, Multiple Family		1-21-25		.00
		RE072-24			15,000.00	FEE 50.00
RE073-24	LASCO HOME IMPROVEMENT	RE-ROOF		7-26-24	10,000.00	30.00
Issued	JAMES INCONTRO			7-26-24		30.00
Contractor	4409 N 6TH ST	Residential, Multiple Family		1-22-25		.00
		RE073-24			10,000.00	FEE 30.00
RE074-24	DREWS UNITED ROOFING	RE-ROOF		7-26-24	18,000.00	30.00
Issued	BEVERLY CONLIN			7-26-24		30.00
Contractor	4428 N 7TH ST	Residential, Multiple Family		1-22-25		.00
		RE074-24			18,000.00	FEE 30.00
RE075-24	OWNER AS GEN CONTRACTOR	ROOF AND SIDING ON UNATTACHED		7-31-24	13,458.00	50.00
Issued	THOMAS PODERYS			7-31-24		.00
Contractor	1910 LAGOON DR	Residential, Multiple Family		1-27-25		50.00
		RE075-24			13,458.00	FEE PAID DUE 50.00 .00 50.00
<b>**GRAND TOTAL**</b>				24	206,138.50	FEE PAID DUE 1,389.32 991.51 397.81

**PERMITS MASTER FILE LISTING**

**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**

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
UNDEFINED COMM	UNDEFINED DESCRIPTION COMMERCIAL PERMITS	23 1	1346.82 42.50	949.01 42.50	397.81 .00
TOTAL CODE TOTALS		24	1389.32	991.51	397.81



**CITY OF CARTER LAKE, IOWA**  
**Building & Zoning Department**  
950 Locust Street  
Carter Lake, IA 51510  
Telephone: (712) 847-0535  
Fax: (712) 347-5454  
Inspection Request: (712) 847-0535

August 7, 2024

City of Carter Lake, IA – City Planning Board

**Type of Application:** 3 New Signs – 2 illuminated wall signs & 1 illuminated monument sign

**Project / Site Address:** 1001 Avenue H (Parcel # 7544 21 302 005)

**Applicant:** Omaha Neon Signs // Prairie Flower Casino

Omaha Neon Signs on behalf of the Prairie Flower Casino are asking for 3 new signs for their new building within the current zoning district of General Commercial District (C-2)

1. 40 square feet of illuminated Monument sign along the W corner of their property
2. 173 square feet of illuminated wall sign along the NE side of the Building
3. 173 square feet of illuminated wall sign along the NW side of the Building

\* Omaha Neon Signs provided renderings are attached

**Unified Land Development Ordinance Being Addressed:**

**SECTION 27**  
**SIGN REGULATIONS**

**2703 TYPES OF PERMITTED SIGNS:**

2. Ground and Monument Signs:

- a. Ground and monument signs may be used on the premises if the front wall of the building or structure which the sign serves is set back at least 15 feet from the right-of-way line of the street, private way, or court to which the sign is oriented.
- b. A monument sign should be no larger than 32 square feet and 6 feet in height (residential) and no more than 64 square feet and 8 feet in height (non-residential).
- c. A maximum of one sign per entrance is permitted.

3. Projecting Signs and Graphics:

- a. Each projecting sign must maintain at least the following vertical clearances to the bottom of the sign:
  - b. Eight feet six inches over private sidewalks.
  - c. If a canopy is used, the canopy may reduce vertical clearance of the sign from eight feet six inches to seven feet six inches over a private sidewalk.

- d. Sixteen feet six inches over alleys, driveways or parking lots.
- e. No projecting sign may be located within 25 feet of any other projecting sign.
- f. Projecting signs must minimize visible support structure and may not expose guy wires, cables, turnbuckles, angle iron, or other similar external support structure.

**2705 SIGN SIZING:**

**f. Commercial Signs:**

**1. Attached Wall Signs:**

- a. Maximum area - 20% of street facade
- b. Maximum height - Top of exterior wall

**2. Ground/Monument:**

- a. Maximum area - 64 square feet
- b. Maximum height - 8 feet
- c. Minimum setback - 15 feet from City Right-of-Way line

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 are in accordance with our Land Development Sign Regulations. Per table 27-3 (attached) allows zoning district, General Commercial District (C-2), 2.0 square feet of signage per linear foot of frontage and a maximum square footage of 800 square feet. The NE linear square footage is 162-feet 8-inches which would allow signage up to 325-feet 4-inches. The NW linear square footage is 142-feet 1-inch which would allow signage up to 284-feet 2-inches. For a non-residential monument signs; the maximum allowed is 64 square feet and 8-feet in height. The total square footage of all 3 proposed signage is 386-square feet. With the current City Development Ordinance sections listed 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 sign permit application.

Respectfully,

***Darin Whatcott***

Darin Whatcott, RA CBO  
City Building & Zoning Official

**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
<b>Detached Signs</b>										
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
<b>Attached Signs</b>										
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
<b>Miscellaneous</b>										
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
<b>Design Element</b>										
<b>Illumination</b>										
<b>Indirect</b>	P(C)	P(C)	P	P	P	P	P	P	P	P
<b>Direct</b>	N	N	N	N	N	N	N	N	N	N
<b>Internal</b>	P(C)	P(C)	P	P	P	P	P	P	P	P
<b>Neon</b>	N	N	P	P	P	P	P	N	P	P
<b>Flashing</b>	N	N	N	N	N	N	N	N	N	N
<b>Flame</b>	N	N	N	N	N	N	N	N	N	N
<b>Bare Bulb</b>	N	N	N	N	N	N	N	N	N	N
<b>Other</b>										
<b>Electronic Information</b>	N	N	P	P	P	P	P	P	P	P
<b>Moving</b>	N	N	N	N	N	N	N	N	N	N
<b>Rotating</b>	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.



**COMMERCIAL  
CONSTRUCTION  
PERMIT APPLICATION**

**CITY OF CARTER LAKE, IOWA**  
**Building & Zoning Department**  
 950 Locust Street  
 Carter Lake, IA 51510  
 Telephone: 712.847.0535  
 Fax: 712.347.5454  
 Inspection Request: 712.847.0535

JOB SITE ADDRESS: <u>1001 AVE H</u>		Permit Amount	Receipt #	Permit #
LEGAL DESCRIPTION: <input type="checkbox"/> Attachment		PARCEL NUMBER:		
ZONING DISTRICT: <input type="checkbox"/> R-3 Urban Residential Multi-Family District <input type="checkbox"/> R/CC CL Club Special Residential District <input type="checkbox"/> C/L Locust Street Mixed Use Corridor District <input type="checkbox"/> C-1 Limited Commercial/Office District <input type="checkbox"/> C-2 General Commercial District <input type="checkbox"/> BP Business Park District <input type="checkbox"/> T-C Town Center <input type="checkbox"/> C/A Abbott Drive Corridor District <input type="checkbox"/> M-1 Limited Industrial District <input type="checkbox"/> M-2 General Industrial District <input type="checkbox"/> MC Mixed Use District <input type="checkbox"/> PUD Planned Unit Development Overlay District <input type="checkbox"/> W Water-Oriented Development Overlay District <input type="checkbox"/> FP/FW Floodplain Overlay District		PROPERTY SIZE:		
PROPERTY OWNER: <u>PRAIRIE FLOWER CASINO</u>		PHONE NUMBER:		
PROPERTY OWNER ADDRESS: <u>1001 AVE H</u>		STATE:	ZIP CODE:	
GENERAL CONTRACTOR NAME: <u>OMAHA NEON SIGN &amp; IRON</u>		STATE LICENSE #:	PHONE NUMBER: <u>402 341-6077</u>	
CONTRACTOR MAILING ADDRESS: <u>1120 N 18 ST</u>		STATE: <u>NE</u>	ZIP CODE: <u>68102</u>	
SUB-CONTACTOR NAME & STATE LICENSE #'s:				
Electrical: <u>15</u> Plumbing: _____      Mechanical: _____				
State License #: _____      State License #: _____      State License #: _____				

Building Type/Use:  General Commercial  
 Industrial  
 Multi-Family  
 Other \_\_\_\_\_  
 Class of Work:  New Structure  
 Addition  
 Tenant Improvement  
 Remodel  
 Other \_\_\_\_\_

CONSTRUCTION INFORMATION		
PROPOSED CONSTRUCTION DESCRIPTION: <u>2 BLDG'S Monument Sign on NEW SITE</u>		
ESTIMATED CONSTRUCTION COST: <u>\$ 40,000</u>	PROPOSED BUILDING AREA (square footage):	CODE TYPE OF CONSTRUCTION:

PERMIT FEES		AMOUNTS
Building Fee will be based on engineered estimated construction cost or permit valuation using the current Building Valuation Data and adopted Building Permit Fee Schedule. (see next page to figure cost)	<b>Building Fee</b> <small>Receipt #:</small>	\$
Figuring the <b>Plan Review Fee at 25%</b> of the calculated Building Permit Fee cost. The Plan Review Fee will be a required deposit at the time of your permit application submittal. (see next page to figure cost)	<b>Plan Review Fee</b> <small>(submittal deposit)</small> <small>Receipt #:</small>	\$
	<b>Total Amount</b>	\$

Applicant is responsible for obtaining all other necessary permits or approvals related to the proposed activity, including those that may be required by the State or Federal Government. Applicant will save, indemnify, and keep harmless the City of Carter Lake, Iowa its officers, employees, and agents against all liabilities, judgments cost, and expenses which may accrue against them in consequence of the granting of this permit, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances, and laws. Signature constitutes an attestation by the applicant that application complies with all covenants, conditions, and restrictions.

APPLICANT SIGNATURE: [Signature]      DATE: 7/25/24

Issued By:	Date:
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515'-8"

AVENUE H

Future Location of Monument Sign

REFER TO SHEET 24301-1 FOR AVENUE H LAYOUT PLAN & PROFILE  
REFER TO SHEET 24301-2 FOR AVENUE H STRIPING PLAN.

Sign 2

Sign 1

Sign 3 Monument

CONCRETE PATIO, PERIMETER FENCE AND RATES (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)

PROPOSED BUILDING  
±65,470 S.F.  
FFE=981.00

EXISTING BUILDING  
±9,550 SF  
FFE: 980.00

GEN #1

FUTURE BUILDING

STORM WATER PONDING AREA

STORM SEWER LIFT STATION  
SHOWN FOR REFERENCE ONLY  
(CONSTRUCTED BY OTHERS)



GRAPHIC SCALE IN FEET  
0 15 30 60

# Fabricate and install (1) D/F Illuminated Monument



C: 79 M: 25 Y: 34 K: 1  
 C: 91 M: 75 Y: 28 K: 13  
 C: 15 M: 29 Y: 91 K: 0  
 R: 35 G: 148 B: 162  
 R: 49 G: 76 B: 121  
 R: 219 G: 177 B: 98

**Logo Channel:**

**Returns:** 5" Returns Painted  
**Backs:** White Pre-finished .063 Alum  
**Faces:** 3/16" White Acrylic w/ vinyl overlay  
**Trimcap:** 1" White  
**Illuminated:** White LED's  
**Installation:** Flush Mount To Cabinet

**Top Decor:**

Alum Frame Skinned with Alum  
 Painted TBD

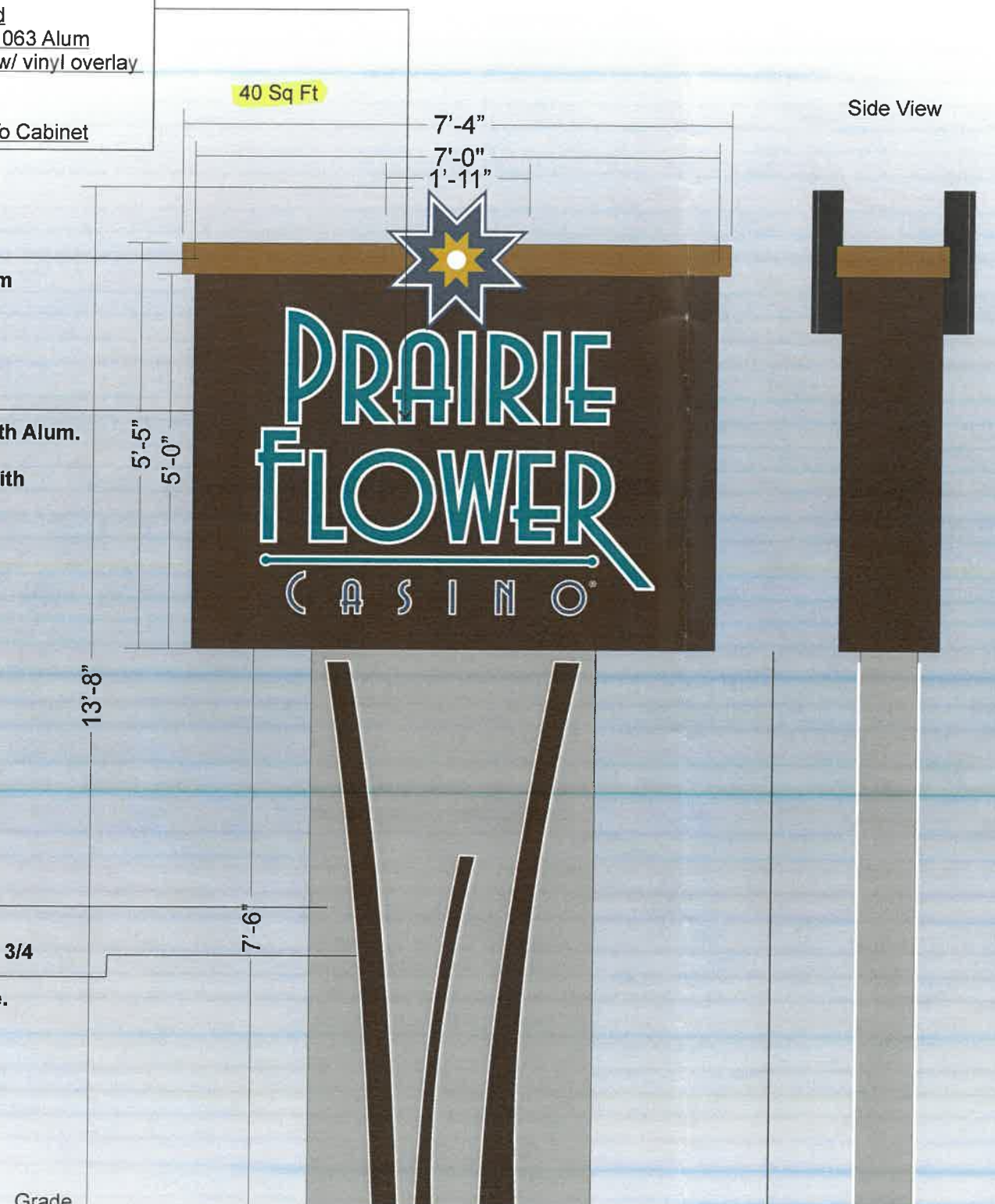
**Cabinet:**

Alum Angle Frame Skinned with Alum.  
 Painted TBD  
**Faces:** Routed Alum backed with  
 Vinyl Decor Acrylic.  
**Illuminated:** White LED's

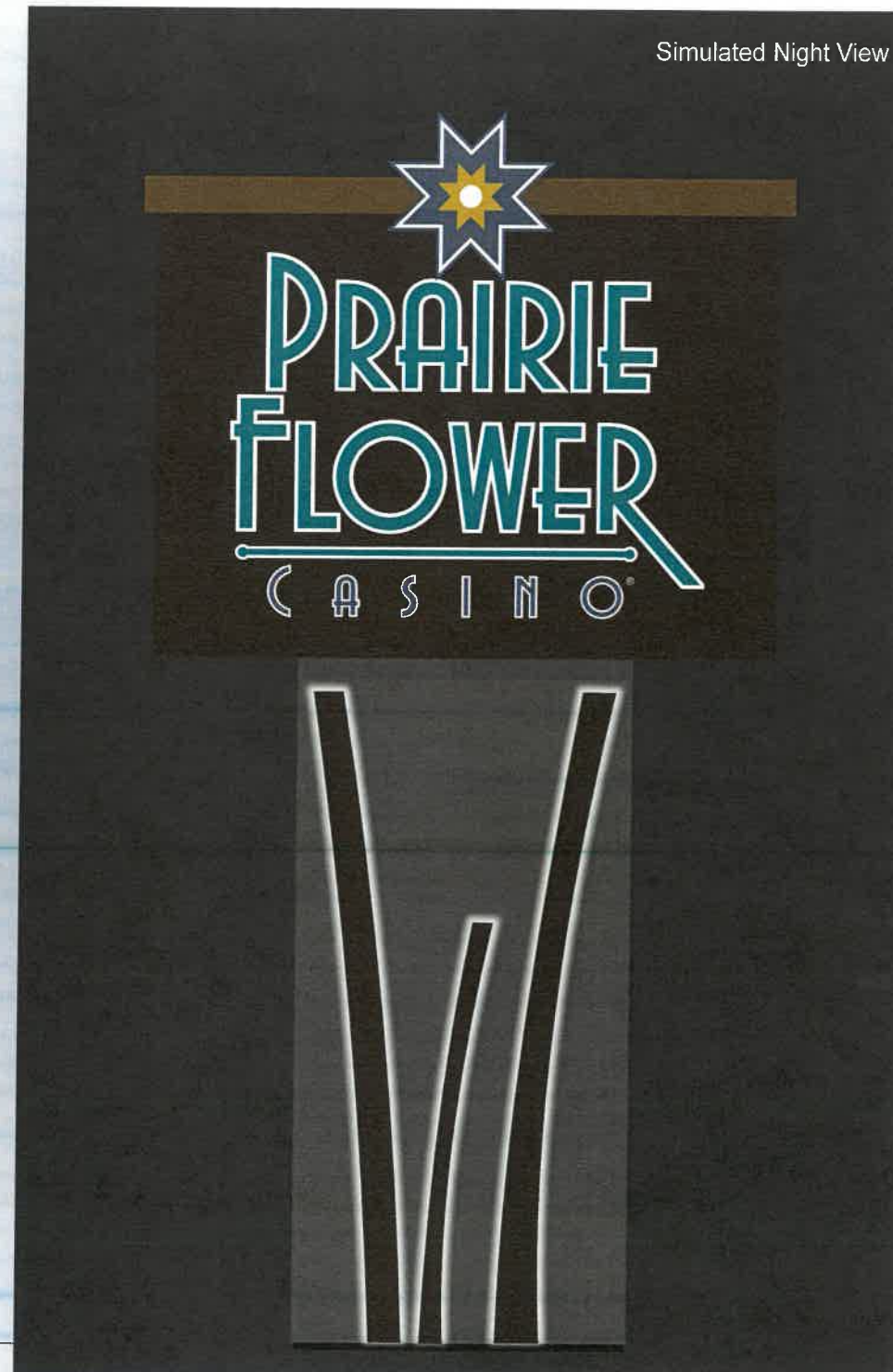
**Sign 3**

**Base:**

Alum Angle Frame.  
 Routed Faces backed with 3/4  
 Acrylic Push-Thru with  
 diffuser on second surface.  
**Grass Decor**  
 Final Exterior Finish TBD



Side View



Simulated Night View

**NOTICE:**

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
 Sales Rep. \_\_\_\_\_ Date \_\_\_\_\_

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Scale: 1/4" = 1'

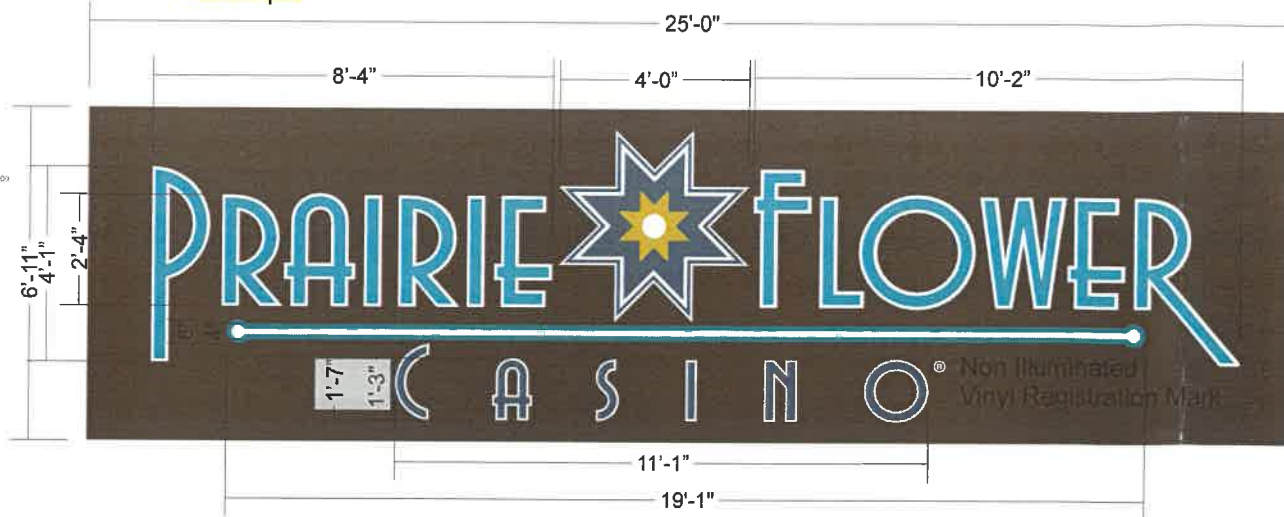
# Fabricate and install (2) Set Control Panel Mount Front Illuminated Channel Letters

173 Sq Ft



PANTONE 3125	PANTONE 300	PANTONE 124
C: 75 M: 25 Y: 34 K: 1	C: 91 M: 75 Y: 28 K: 13	C: 15 M: 28 Y: 91 K: 0
R: 36 G: 148 B: 162	R: 49 G: 76 B: 121	R: 219 G: 177 B: 58

■ Hazelnut



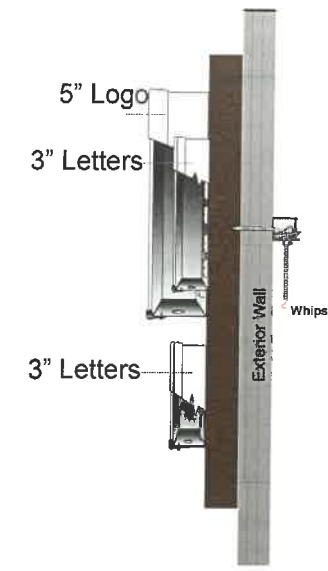
**Returns:** 3" Returns Painted Black  
**Backs:** White Pre-finished .063 Alum  
**Faces:** 3/16" White Acrylic w/Digital Print PMS 3125C  
**Trimcap:** 1" Painted black  
**Illuminated:** White LED's  
**Installation:** Alum Control Panel  
 (1) East Elevation Control Panel Painted to match Hazelnut  
 (1) North Elevation Control Panel Painted to match Hazelnut

**Logo**

**Returns:** 5" Black  
**Backs:** White Pre-finished .063 Alum  
**Faces:** 3/16" White Acrylic Sheeted Colors as shown  
**Trimcap:** 1" Black  
**Illuminated:** White LED's  
**Installation:** Alum Control Panel  
 (1) East Elevation Control Panel Painted to match Hazelnut  
 (1) North Elevation Control Panel Painted to match Hazelnut

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**Returns:** 3" Black Returns  
**Backs:** White Pre-finished .063 Alum  
**Faces:** 3/16" White Acrylic with vinyl overlay  
**Trimcap:** 1" Black  
**Illuminated:** White LED's  
**Installation:** Alum Control Panel  
 (1) East Elevation Control Panel Painted to match Hazelnut  
 (1) North Elevation Control Panel Painted to match Hazelnut





**CITY OF CARTER LAKE, IOWA**  
**Building & Zoning Department**  
 950 Locust Street  
 Carter Lake, IA 51510  
 Telephone: (712) 847-0535  
 Fax: (712) 347-5454  
 Inspection Request: (712) 847-0535

August 7, 2024

City of Carter Lake, IA – Planning Board

RE: New Subdivision – Maggie Addition

**Project / Site Address:** 203 Carolina Dr. (Parcel # 7544 16 179 003), Parcel # 7544 16 179 002

**Applicant:** Jason Gundersen

We have been working with TD2 on behalf of Jason Gundersen to create the 2 above parcels located in zoning district R-2, Urban Residential Mixed Density District, into 6 lots. The minimum site development regulations within zoning district R-2 are:

Regulator	1-Family Detached	1-Family Attached (Section 604)	Duplex	Town-house (Section 603)	Other Permitted Uses
Site Area per Housing Unit (square feet)					
In Conventional Development	6,000	5,000	3,000	3,000	
In Planned Developments	5,000	5,000	3,000	2,500	
Minimum Lot Area					
In Conventional Development	6,000	5,000	6,000	3,000	6,000
In Planned Developments	4,000	4,000	6,000	2,500	6,000
Minimum Lot Width (feet)					
In Conventional Development	60	50	75	35	60
In Planned Developments	45	40	65	25	60
Minimum Yards (feet) (Section 605)					
Front Yard	25	25	25	25	25
Side Yard on detached sides	5	10	10	10	10
Street Side Yard	15	15	15	15	15
Rear Yard	25	25	25	25	25
Maximum Height (feet)	35	35	35	35	35
Maximum Building Coverage	45%	45%	45%	45%	45%
Maximum Impervious Coverage	55%	55%	55%	55%	55%
Floor Area Ratio	NA	NA	NA	NA	0.50
Maximum Percentage of Total Parking Located in Street Yard	NA	NA	NA	NA	50%
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	20	20	20	20	20

Based off our office's preliminary review of this plan, the only thing in question is within Lot 2. Whether or not the NE side of the already existing home is considered the rear or side yard of this lot. This determination will be up to the Planning Board. If this is the rear yard, it would require a variance to allow the 15.6-foot setback. If this is considered the side yard, this would be in accordance with the City's Land Development ordinances. All proposed lots are greater than the minimum 6,000-square feet and the minimum 60-foot lot width. With the current City Development Ordinance sections listed 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 new subdivision to move forward.

Respectfully,

*Darin Whatcott*


Darin Whatcott, RA CBO  
City Building & Zoning Official

FOR OFFICE USE: CASE # \_\_\_\_\_ Receipt # \_\_\_\_\_  
Z.B.A. Public Hearing: \_\_\_\_\_ Amount \_\_\_\_\_

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

1. APPLICANT: Jason Gundersen Phone: 402-680-6555  
Address: 203 Carolina Dr, Carter Lake, IA 51510 \*Status: P.O.
2. REPRESENTED BY: Jason Gundersen Phone: 402-680-6555  
Address: 203 Carolina Dr, Carter Lake, IA 51510
3. STREET ADDRESS/LOCATION: Avenue Q & Carolina Drive
4. LEGAL DESCRIPTION: Sublots A & B of lot 203, Carter Lake Club, a subdivision in Pottawattamie County, Iowa
5. OWNERS NAME: Jason Gundersen
6. OWNERS ADDRESS: 203 Carolina Drive, Carter Lake, IA 51510
7. REASONS FOR REQUEST AND INTENDED USES: create additional residential lots
8. ZONING DISTRICT: R-2
9. PRESENT USE: residential
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. \_\_\_\_\_
11. ADMINISTRATIVE DECISION ISSUED: \_\_\_\_\_
12. ATTACHED TO THE APPLICATION ARE: FOR OFFICE USE
  - 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: 7/24/24  
TYPED OR PRINTED NAME: Jason Gundersen \*Status: property owner

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



