PLANNING BOARD MEETING

City Hall - 950 Locust St., Carter Lake, Iowa

Monday, November 11, 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. ZUM SERVICES
        i. 1655 E. LOCUST ST – school bus transportation terminal
    b. LAKESIDE AUTO RECYCLERS
        i. Expansion of the P-I district
    c. Kevin McWilliams
        i. Proposal for 1116 E. Locust Street
3. Old Business
4. Comments
5. Adjourn

PLANNING BOARD MEETING
Monday, October 14, 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, Robert Horan and Drew Evers are present;

Pauly moved to approve the agenda, seconded by Dueling; unanimous approval; Pauly moved to approve the consent agenda and seconded by Dueling; unanimously approved.

New Business:
ZUM Bus Services was present to request a permit to move forward with bus parking at 1655 Locust Street lot. Signed a four-year lease to park 94 buses. Discussion around the terms of the proposed conditional use permit. Some board members would like to see a two-year lease. Along with landscaping and screening for dumpsters and portable restrooms.

Jason Gundersen appeared before the board requesting approval of Maggie's Addition. Request to send to the city council for approval to allow final plat to be completed without the utilities outlined on the plat. Pauly moved to send to the Council, seconded by Podraza. Evers and Gundersen abstained from voting due to being family members.

Discussion with Darin Whatcott, Building Official, regarding Gary Fett's property and enforcing the storage of vehicles.

Evers moved to adjourn seconded by Palandri.

Adjourn at 8:15 p.m.

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
C46-24	VIKOR TELECONSTRUCTION	ORIG. APPVD 5/10/23.PLANS HAVE		10-21-24	35,000.00		492.75
Issued	HASTINGS FAMILY HOLDINGS			10-21-24			.00
Contractor	2614 N 5TH ST	Utility, Miscellaneous		4-18-25			492.75
					---		---
		C46-24			35,000.00	FEE	492.75
						PAID	.00
						DUE	492.75
D45-24	OWNER AS GEN CONTRACTOR	DEMO 1OF3 GARAGES ON PROPERTY		10-08-24			25.00
Issued	PODERYS			10-08-24			.00
Contractor	1904 LAGOON DR			4-05-25			25.00
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		D45-24				FEE	25.00
						PAID	.00
						DUE	25.00
EL033-24	CLIFTON ELECTRIC	SUB FOR RI011-24 : UPDATE		10-04-24			83.25
Issued	JOHN LARCHICK			10-04-24			.00
Contractor	1023 SHOAL POINTE DR	Residential, Multiple Family		9-28-25			83.25
					---		---
		EL033-24				FEE	83.25
						PAID	.00
						DUE	83.25
EL034-24	UNIVERSAL ELECTRICAL	SUB FOR RA047-24: ELECTRICAL		10-07-24			35.60
Issued	ANDERSON BRETT			10-07-24			.00
Contractor	1007 SHOAL POINTE DR	Residential, Multiple Family		10-01-25			35.60
					---		---
		EL034-24				FEE	35.60
						PAID	.00
						DUE	35.60
FW051-24	OWNER AS GEN CONTRACTOR	NEW 4' CHAINLINK FENCE AROUND		10-16-24	6,500.00		37.50
Issued	JIM BOWMAN			10-16-24			.00
Contractor	1302 CEDAR ST	Residential, Multiple Family		4-13-25			37.50
					---		---
		FW051-24			6,500.00	FEE	37.50
						PAID	.00
						DUE	37.50
MO87-24	AIRESERV	REPLACE FURNACE & A/C		10-16-24	12,894.00		53.00
Issued	BARBARA BRANSON			10-16-24			.00
Contractor	4204 N 11TH ST			4-13-25			53.00
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		MO87-24			12,894.00	FEE	53.00
						PAID	.00
						DUE	53.00
MR445-24	OWNER AS GEN CONTRACTOR	TEMPORARY DUMPSTER FOR		10-11-24	1.00		.00
Issued	BRETT WHEELER			10-11-24			.00
Contractor	112 SHORELINE DR			4-08-25			.00

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
					---		---
		MR445-24			1.00	FEE	.00
P087-24	GRELL PLUMBING	NEW METER & CITY TAPPING FEE		10-01-24			548.50
Issued	THOMAS PODERYS			10-01-24			.00
Contractor	1910 LAGOON DR			3-29-25			548.50
					---		---
		P087-24				FEE	548.50
						PAID	.00
						DUE	548.50
P088-24	JEFFERIES PLUMBING	SUB FOR RI011-24 : UPDATE		10-04-24			57.35
Issued	JOHN LARCHICK			10-04-24			.00
Contractor	1023 SHOAL POINTE DR			4-01-25			57.35
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		P088-24				FEE	57.35
						PAID	.00
						DUE	57.35
P089-24	BACKLUND PLUMBING	REPAIR SEWER IN YARD		10-15-24			48.15
Issued	T P C CORP 4208			10-15-24			.00
Contractor	1304 WALNUT ST			4-12-25			48.15
					---		---
		P089-24				FEE	48.15
						PAID	.00
						DUE	48.15
P090-24	WALDSTEIN PLUMBING	GAS PIPING, GAS PRESSURE CHECK		10-21-24			54.65
Issued	SHELBY GRIFFEY			10-21-24			.00
Contractor	4109 N 13TH ST			4-18-25			54.65
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		P090-24				FEE	54.65
						PAID	.00
						DUE	54.65
RA054-24	MATT SEMINARA	ADD 4X5 LANDING & 15 STAIRS TO		10-01-24	2,500.00		78.94
Issued	JOHN LARCHICK			10-04-24			.00
Contractor	1023 SHOAL POINTE DR	Residential, Multiple Family		4-01-25			78.94
					---		---
		RA054-24			2,500.00	FEE	78.94
						PAID	.00
						DUE	78.94
RA055-24	MATT SEMINARA	DEMO & REBUILD REAR DECK		10-07-24	6,152.05		174.06
Issued	ROGER HEIDER			10-15-24			.00
Contractor	1105 MAYPER DR	Residential, Multiple Family		4-12-25			174.06
					---		---
		RA055-24			6,152.05	FEE	174.06
						PAID	.00
						DUE	174.06

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
RE108-24	STONEBRAKER HOME SOLUTION	STANDARD RE-ROOF		10-01-24	7,500.00		50.00
Issued	BRABARA BOWER			10-01-24			.00
Contractor	1309 AVENUE P	Residential, Multiple Family		3-29-25			50.00
					---		---
		RE108-24			7,500.00	FEE	50.00
						PAID	.00
						DUE	50.00
RE109-24	MILLARD ROOFING & GUTTER	STANDARD RE-ROOF		10-01-24	10,575.00		30.00
Issued	MICHELLE BOTT			10-01-24			.00
Contractor	1509 AVENUE Q	Residential, Multiple Family		3-29-25			30.00
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		RE109-24			10,575.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE110-24	C & S HOME IMPROVEMENT	STANDARD RE-ROOF & SIDING		10-02-24	14,000.00		50.00
Issued	RYDBERG			10-02-24			.00
Contractor	115 CARTER LAKE CLB	Residential, Multiple Family		3-30-25			50.00
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		RE110-24			14,000.00	FEE	50.00
						PAID	.00
						DUE	50.00
RE111-24	MCKINNEY ROOF & SHEET MET	STANDARD RE-ROOF		10-03-24	8,000.00		30.00
Issued	BARBARA RINE			10-03-24			.00
Contractor	1350 AVENUE O	Residential, Multiple Family		3-31-25			30.00
					---		---
		RE111-24			8,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE112-24	OWNER AS GEN CONTRACTOR	STANDARD RE-ROOF		10-08-24	6,000.00		30.00
Issued	PODERYS			10-08-24			.00
Contractor	1904 LAGOON DR	Residential, Multiple Family		4-05-25			30.00
					---		---
		RE112-24			6,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE113-24	AGR ROOFING & CONSTRUCTIO	STANDARD RE-ROOF		10-15-24	8,000.00		30.00
Issued	SUSAN KAISER			10-15-24			.00
Contractor	4408 N 9TH ST	Residential, Multiple Family		4-12-25			30.00
					---		---
		RE113-24			8,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE115-24	SOUTH O ROOFING	STANDARD RE-ROOF		10-16-24	11,605.00		30.00
Issued	CALLAN, JEANNINE			10-16-24			.00
Contractor	3714 NEPTUNE CIR	Residential, Multiple Family		4-13-25			30.00

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
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		RE115-24			11,605.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE116-24	HOME PRIDE CONTRACTORS	STANDARD RE-ROOF ON HOME &		10-16-24	11,000.00		30.00
Issued	DALE NEWBY			10-16-24			.00
Contractor	1220 AVENUE O	Residential, Multiple Family		4-13-25			30.00
					---		---
		RE116-24			11,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE117-24	OWNER AS GEN CONTRACTOR	STANDARD RE-ROOF		10-21-24	16,000.00		30.00
Issued	DENNIS ROCHFORD			10-21-24			.00
Contractor	860 KEY CIR	Residential, Multiple Family		4-18-25			30.00
					---		---
		RE117-24			16,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE118-24	TOM GILES	STANDARD RE-ROOF		10-21-24	6,000.00		30.00
Issued	NICHOLAS BIGNER			10-21-24			.00
Contractor	1105 LINDWOOD DR	Residential, Multiple Family		4-18-25			30.00
					---		---
		RE118-24			6,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE119-24	HOME PRIDE CONTRACTORS	STANDARD RE-ROOF		10-23-24	11,000.00		30.00
Issued	MALSTEAD, MICHAEL & MAVIS			10-23-24			.00
Contractor	146 CARTER LAKE CLB	Residential, Multiple Family		4-20-25			30.00
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		RE119-24			11,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE120-24	ROCC SOLID CONSTRUCTION	STANDARD RE-ROOF		10-23-24	10,000.00		30.00
Issued	COON, ROBERT			10-24-24			.00
Contractor	200 MARINA CT	Residential, Multiple Family		4-21-25			30.00
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		RE120-24			10,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE121-24	WINDOW WORLD	REPLACE WINDOWS AND DOORS		10-23-24	10,000.00		50.00
Issued	STEVE MCALPINE			10-23-24			.00
Contractor	611 AVENUE Q	Residential, Multiple Family		4-20-25			50.00
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		RE121-24			10,000.00	FEE	50.00
						PAID	.00
						DUE	50.00

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
RE122-24	OWNER AS GEN CONTRACTOR	STANDARD RE-ROOF		10-23-24	6,500.00		30.00
Issued	NICHOLAS ANDERSEN			10-23-24			.00
Contractor	4310 N 9TH ST	Residential, Multiple Family		4-20-25			30.00
					---		---
		RE122-24			6,500.00	FEE	30.00
						PAID	.00
						DUE	30.00
RE123-24	OWNER AS GEN CONTRACTOR	STANDARD RE-ROOF & SIDING		10-28-24	16,000.00		50.00
Issued	RENSHAW, ALBERT			10-28-24			.00
Contractor	1409 LINDWOOD DR	Residential, Multiple Family		4-25-25			50.00
					---		---
		RE123-24			16,000.00	FEE	50.00
						PAID	.00
						DUE	50.00
RI011-24	MATT SEMINARA	UPDATE MSTR BATH & KITCHEN		10-01-24	80,000.00		331.56
Issued	JOHN LARCHICK			10-04-24			.00
Contractor	1023 SHOAL POINTE DR	Residential, Multiple Family		4-01-25			331.56
					---		---
		RI011-24			80,000.00	FEE	331.56
						PAID	.00
						DUE	331.56
ROW141-24	COX COMMUNICATIONS	BORE NEW FIBER ALONG N 15TH &		10-03-24	1,000.00		200.00
Issued	MICHAEL CHRISTENSEN			10-03-24			.00
Contractor	1348 CACHELIN DR			3-31-25			200.00
					---		---
		ROW141-24			1,000.00	FEE	200.00
						PAID	.00
						DUE	200.00
ROW142-24	COX COMMUNICATIONS	BORE NEW FIBER IN CONDUIT ALON		10-03-24	1,000.00		400.00
Issued	PRAIRIE FLOWER CASINO			10-03-24			.00
Contractor	1031 1/2 AVENUE H			3-31-25			400.00
					---		---
		ROW142-24			1,000.00	FEE	400.00
						PAID	.00
						DUE	400.00
				=======	==========		==========
GRAND TOTAL				31	297,227.05	FEE	3,150.31
						PAID	.00
						DUE	3,150.31

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE

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

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
UNDEFINED	UNDEFINED DESCRIPTION	31	3150.31	.00	3150.31

Conditional Use Permit

Zum Services Inc. Lessee of Fleetpark Locust IA LLC October 14, 2024 – DRAFT RESPONSE

Permit Holder:

Zum Services Inc.
275 Shoreline Or. Suite 200
Redwood City, CA 94065

Permit Location:
1655 E. Locust St.
Carter Lake, IA
51510

Permit Time Period and Permit Renewal:

Conditional use permit is valid for one (1) year with annual renewal depending on issues and/or complaints about the operation of the business. If the property is transferred for any reason, or if the use of the property changes, the Conditional Use Permit is withdrawn and canceled. We request as a basis for the agreement is a 5-year permit term with 5-year renewals to match the Lease term for the Omaha Public Schools Contract to provide student busing.
If you do that, we can agree to the following, as shown in green text.
You can always cancel if we do not meet the code requirements or this conditional use permit.

Permit Amendment:
Required for any change in use or change in site plan.

Inspections Required:

Prior to issuing an 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.

The city of Carter Lake can require more frequent inspections as necessary to ensure compliance with applicable building, fire, health and safety codes and regulations.

City of Carter Lake can require more frequent inspections as necessary to ensure compliance with this Conditional Use Permit.

Commercial Use:

Transportation Services
The use of lot of land area for the storage or layover of a transportation services provided under contract to public or non-public group(s).

Days and Hours of Operation:
No restrictions. Seven (7) days per week and twenty-four (24) hours per day.

Conditions:

a. Traffic congestion during peak traffic periods to be avoided/migrated/managed along the segment of Locust Street with busses exiting and entering the business. AGREE we will work to minimize traffic congestion at peak traffic periods.
b. The on-site parking of busses and personal owned vehicles used for Omaha Public School contract as defined is allowed. AGREE
c. Vehicles on site shall remain in running / working condition. Disabled vehicles shall be moved off-site for repairs/maintenance. AGREE

d. Repairs and maintenance of vehicles shall be performed offsite. Exceptions allowed for minimal maintenance such as replenishing/topping off fluids, tire pressure, interior cleaning, etc. AGREE

e. The fueling operations and fueling facilities shall be located and conducted only on the segment of property located within Nebraska. AGREE

f. The temporary **restroom facilities** (port-a-potty(s)) shall be **screened** in from view of the public and a timeframe shall be provided. This approved screening shall be provided *immediately.* **We AGREE , we will need a few weeks time, we are currently pricing fence planks on galvanized steel posts and horizonal purlins for screening and we are requested an estimated installation date .**

g. **Restroom facilities** shall be upgraded to either a permanent facility or larger commercial portable units that are better suited for long term use and a timeframe shall be provided. **We are pricing mesh and fence screening and requested an estimated installation date. We will also price upgraded porta-potties if you do not approve fence screening only. We plan to provide screening fence instead of high end porta-potties, those are very expensive.**

h. Dumpsters / Trash Containers shall be screened in from view of the public and a timeframe shall be provided. This approved screening shall be provided immediately. **We agree, we need a few weeks to get estimated cost and estimate installation date. We are pricing mesh and wood fence screening and requesting an estimated installation date.**

i. Open storage is not an allowed use within zoning district C-1 and all storage items shall be stored off-site or in a pre-approved screen area. AGREE

j. The Lessee shall work with their Lessor to add landscape screening at the perimeter along Locust Street frontage and timeframe shall be provided**. If the different Screening code requirement is stipulated, we will price and schedule. The Iowa frontage already has the same street lamps as the other side of the street, and trees spaced similar to Casey's General Store across the street.**

308 Parking Use Types

a. Off-Street Parking

Parking use types include surface parking of motor vehicles on a temporary basis Within a privately or publicly owned off-street parking facility.

b. Parking Structure

The use of a site for a multilevel building which provides for the parking of motor vehicles on a temporary basis, other than as an accessory to a principal use on the same site.

c. Transportation Services

The use of lot or land area for the storage or layovers of a transportation service provided under contract to public or non-public group(s).

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	P-1
Commercial Uses														
Food Sales (General)						P	P	P	C	P	P	P	P	
Food Sales (Super markets)*						C	C	C	C	C	C	P	P	
Funeral Service			C			P	P	P		P		P	P	
Kennels*												P	P	
Laundry Services												P	P	
Liquor Sales						C	C	C	C	C	C	C	C	
Lodging*						P	P	P	P	P	P	C	C	
Personal Improvement						P	P	P	P	P	P			
Personal Services						P	P	P	P	P	P	P		
Pet Services						P	P	P	P	P	P	P		
Research Services						P	P	P	P	P	P	P	P	
Restaurants (Drive-in)*						C	C	P		P	C	C	C	
Restaurants /General)*						P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)						P	P	P	P	P	C			
Retail Services (Large)*						C	C	C	C	C	C	P	P	
Retail Services (Mass)*						C	C	C		C		P	P	
Stables*														
Surplus Sales*												C	C	
Trade Services						C	C	C				P	P	
Vert. Storage (Short term)*												C	C	
Veterinary Services						C	C	C	C	C	C	C	C	
Parking Uses														
Off-Street Parking*						C	C	C	C	C	C	P	P	
Parking Structure*						C	C	C	C	C	C	P	P	
Transportation Services							C 1	C 1				P 1	P 1	

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 is not permitted in zoning district, unless established as a lawful nonconforming use

C/P Planning Boards's Recommendation

1. = Adding Transportation Services – Ordinance Changes (C-1 specifically for Zum Services)

LEGEND

- PROPERTY CORNER FOUND
- DECIDUOUS TREE WITH TRUNK SIZE
- POWER POLE
- POWER POLE WITH UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SIGN
- ELECTRICAL VAULT
- ELECTRICAL PANEL
- SEWER MANHOLE
- WATER MANHOLE
- UTILITY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- BOLLARD
- IE — INVERT ELEVATION
- GRATE INLET
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- BASE FLOOD LINE
- TRUNCATED DOME PAD
- MONITOR WELL
- FLAG POLE
- CP2 — CONTROL POINT

NOTES

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE DOUGLAS/SARPY LOW DISTORTION PROJECTION IN U.S SURVEY FOOT.

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES PARTIALLY WITHIN A DESIGNATED ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), "X" (SHADED)(AREAS PROTECTED BY LEVEE) AND "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0241H DATED DECEMBER 2, 2005 AND AS SHOWN ON THE POTTAWATTAMIE COUNTY AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 19155C0395E DATED FEBRUARY 4, 2005.

CURRENT ZONING CLASSIFICATION:
THE SURVEYED PROPERTY IS ZONED HI–FF–ACI–4(PL), (HEAVY INDUSTRIAL DISTRICT WITH FF (FLOOD FRINGE OVERLAY DISTRICT) AND ACI (AREAS OF CIVIC IMPORTANCE OVERLAY DISTRICT)) PER THE DOUGLAS COUNTY GIS WEBSITE (http://www.dogis.org/) AND ZONED C/A (ABBOTT DRIVE CORRIDOR COMMERCIAL DISTRICT) PER THE CARTER LAKE CITY WEBSITE (HTTPS://CITYOFCARTERLAKE.COM). THESE ZONING'S HAVE THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

HI
FRONT YARD.....50 FEET FROM THE CENTER LINE OF THE FRONTING STREET
STREET SIDE YARD.....LESSER OF 10 FEET OR 50 FEET FROM THE CENTER LINE OF THE FRONTING STREET
SIDE YARD.....NO REQUIREMENT
REAR YARD.....10 FEET ON LOTS WITHOUT ALLEY FRONTAGE; NO REQUIREMENT ALONG ALLEYS

C/A
FRONT YARD.....25 FEET (THE PLANNING BOARD AND CITY COUNCIL MAY VARY REQUIRED MINIMUM SETBACKS IN PLANNED DISTRICTS. ALONG ARTERIALS DESIGNATED IN THE CITY'S COMPREHENSIVE DEVELOPMENT PLAN, THE MAINTENANCE SUPERVISOR MAY REQUIRE A DEEPER FRONT–YARD SETBACK.
STREET SIDE YARD.....NO REQUIREMENT
SIDE YARD.....NO REQUIREMENT
REAR YARD.....NO REQUIREMENT

LOCATION OF UTILITIES:
THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER NEBRASKA 242111117 AND IOWA 242112069 NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

EASEMENTS
THIS DRAWING SHOWS OR NOTES THE EASEMENTS AND RESTRICTIONS THAT TD2 ARE AWARE OF, THERE MAY BE OTHER EASEMENTS OF RECORD THAT AFFECT THE PROPERTY. A TITLE CERTIFICATE OR TITLE COMMITMENT WAS NOT PROVIDED, WE RECOMMEND HAVING A TITLE INSURANCE COMPANY SEARCH FOR EASEMENTS THAT MAY AFFECT THE PROPERTY.

LEGAL DESCRIPTION

PART OF LOT 14 OF GOVERMENT LOT 3 OF SECTION 16–75–44, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH PART OF LOT 4, EAST OMAHA LAND COMPANY, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

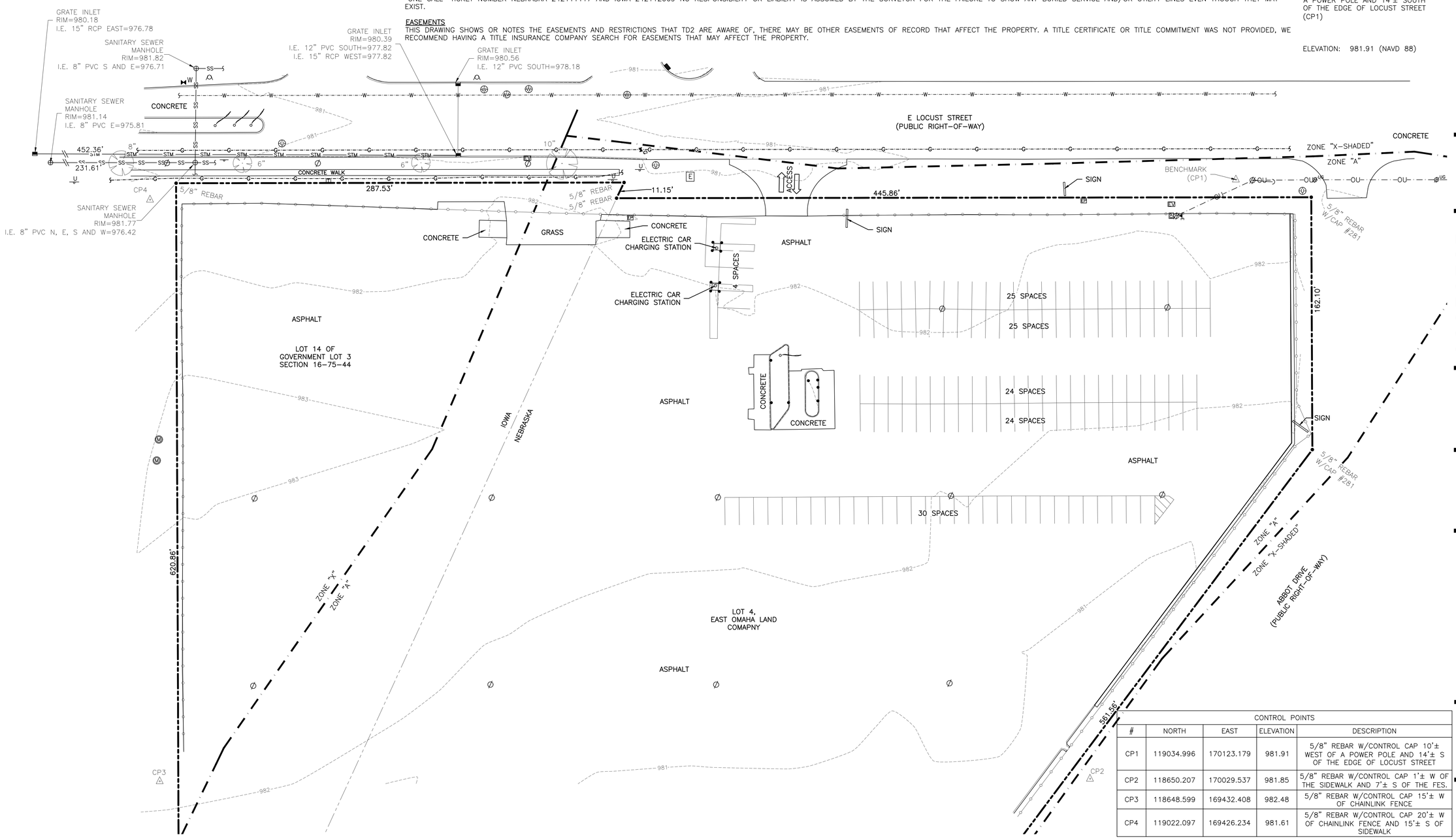
NEBRASKA REGISTERED LS-693 LAND SURVEYOR JON L. CARRELL

JON L. CARRELL
NEBRASKA RLS #693

BENCHMARK

DESCRIPTION: 5/8" REBAR W/CONTROL CAP 10'± WEST OF A POWER POLE AND 14'± SOUTH OF THE EDGE OF LOCUST STREET (CP1)

ELEVATION: 981.91 (NAVD 88)



CONTROL POINTS

#	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	119034.996	170123.179	981.91	5/8" REBAR W/CONTROL CAP 10'± WEST OF A POWER POLE AND 14'± S OF THE EDGE OF LOCUST STREET
CP2	118650.207	170029.537	981.85	5/8" REBAR W/CONTROL CAP 1'± W OF THE SIDEWALK AND 7'± S OF THE FES.
CP3	118648.599	169432.408	982.48	5/8" REBAR W/CONTROL CAP 15'± W OF CHAINLINK FENCE
CP4	119022.097	169426.234	981.61	5/8" REBAR W/CONTROL CAP 20'± W OF CHAINLINK FENCE AND 15'± S OF SIDEWALK

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Survey Type

TOPOGRAPHIC SURVEY

1655 E LOCUST STREET, CARTER LAKE, IOWA

Client Name

ZUM SERVICES INC.

Description

PART OF LOT 14 OF GOV LOT 3, 16-75-44, POTTAWATTAMIE COUNTY, IOWA AND PART OF LOT 4, EAST OMAHA LAND COMPANY, DOUGLAS COUNTY, NEBRASKA.

N

0' 15' 30'

U.S. SURVEY FEET

811 Know what's below. Call before you dig.

Revision Dates

No.	Description	MM-DD-YY
--	--	--
--	--	--
--	--	--
--	--	--

Job No.: A1434-24-27
Drawn By: MRS
Reviewed By: JLC
Date: 08/13/2024
Book: 24/2
Pages: 72, 79-80

Sheet Title

Sheet Number

SHEET 1 OF 1

Jackie Carl

From:	Ed Palandri <edward.palandri@gmail.com>
Sent:	Wednesday, October 30, 2024 10:30 PM
To:	City of Carter Lake Inspector
Cc:	Darin Whatcott (darin@jdwmidwest.com); Jackie Carl; Drew Evers; Bob Horan; Ray Pauly; Tim Podraza; Kathryn Dueling; Jay Gundersen
Subject:	Re: 1655 E. Locust St. - Application for Planning Board No Later than Sept 4th or no choice to start Violation Processes on this property for non-compliance
Attachments:	Conditional Use Permit From City of Carter Lake - ZUM RESPONSE 2024-10-23.pdf

To All,
My opinion is offered below and is not to be construed as a majority opinion from the Planning Board.

Planning Board,
Your comments and suggestions are welcome.
Thank you,
Ed

The suggested edits from Zum Services to the Conditional Use Permit indicate a reluctance to improve the appearance and function of the property other than to retain the present use and conditions. The temporary toilets have been relocated to the Nebraska parcel and prominently displayed for all to see. The dumpster and open storage of materials may be handled in the same manner. No voluntary landscaping plan has been offered to better screen the school buses from public view along Locust.

To be practical about the use of the property the City should require permanent facilities be built on the Iowa parcel to accommodate the employees working on site including a meeting area, restrooms, and a place to shelter. The use of off site facilities should be of limited duration.

As you recall the property owners along the south side of Locust advocated for rezoning to C-1 and the addition of hybrid warehousing to suit their development plans. The Planning Board along with City Council rezoned the area for that use. Currently one (1) hybrid warehouse is under construction.

Rezoning to allow Transportation Services is not the highest and best use for this area giving the current zoning and any long term use of the property for that purpose should be discouraged and if allowed be limited to a short period of duration.

Given the above considerations, rezoning to allow Transportation Services in the C1 District may not be in the best interest of the City from a Planning perspective. As such I am strongly considering withdrawing my support for the rezoning.

Without the rezoning, City Officials would then determine the best course of action / remedy for the present non-conforming use of the property.

Setting aside the rezoning, one approach that may be considered would be for the City to enter into a Development Agreement with the property owner to construct the hybrid warehouses as previously sought for rezoning purposes or for other suitable development plans. The timeline to develop / improve the property could include a limited period of time for the property to be used for the current non conforming use in which certain conditions and improvements are agreed to.

On Oct 24, 2024, at 10:48 AM, City of Carter Lake Inspector <inspector@carterlake-ia.gov> wrote:

Planning Board Members –

Zum Services has sent back their offered agreement in response to the Conditional Use Permit that was proposed on 10/14/2024. Their responses are in green.
Please review and provide any feedback or a counter so we can try and get them approved at the 11/11/2024 Planning Board meeting.
Thank you!

Shelby Hamelin
Permit Tech
JDW Midwest, LLC
Municipal Code Consulting
Direct: (712) 847-0535
Email:shelby@jdwmidwest.com
Email: inspector@carterlake-ia.gov
Website:www.jdwmidwest.com

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From: Ed Palandri <edward.palandri@gmail.com>
Sent: Friday, October 18, 2024 1:46 PM
To: City of Carter Lake Inspector <inspector@carterlake-ia.gov>
Cc: Darin Whatcott (darin@jdwmidwest.com) <darin@jdwmidwest.com>; Jackie Carl <jackie.carl@carterlake-ia.gov>; Drew Evers <drewevers1977@gmail.com>; Bob Horan <bobhoranjr17@gmail.com>; Ray Pauly <rdpauly@cox.net>; Tim Podraza <aitotermhm@aol.com>;

Kathryn Dueling <kathrynd59@me.com>; Jay Gundersen <jgun@cox.net>
Subject: Re: 1655 E. Locust St. - Application for Planning Board No Later than Sept 4th or no choice to start Violation Processes on this property for non-compliance

Hello Shelby,
The landscape screening along Locust Street is a stipulation the Planning Board recommended to be included for granting the Conditional Use Permit.

Full compliance with Landscaping, Screening and Planting Standards is not applicable at this time until conditions in Paragraph 2602.a of Section 26 Parking Regulations are met.

Any landscaping along Locust Street should not interfere with line of sight triangles for vehicle entering and the property and along Locust Street and should not obscure official traffic control signals and signage.

As far as landscaping expectations, Jennifer Karls with Emergent Architecture has made reference to the existing streetscaping in use west of the property from previous street beautification projects. In my opinion a landscaping plan similar to what is in use would be acceptable.

Screening of the portable toilets and dumpsters is a separate issue. Those items can be relocated outside of the Iowa parcel or properly screened from public view using opaque fencing, living landscaping screen or other similar treatments.

Planning Board Comments are welcome.

Thank you,
Ed

On Oct 18, 2024, at 10:45 AM, City of Carter Lake Inspector <inspector@carterlake-ia.gov> wrote:

Ed,

Could you please provide some guidance on how to address the landscaping for Zum Services. We noticed there is maintained grass all the way up to the fence and if they choose to re-locate the temporary bathrooms and open storage, we don't see how we can require them to provide screening within the IA side of this existing developed property.

Please review the below email and give us your thoughts on how we should reply so they can get their landscaping plan submitted.

Shelby Hamelin
Permit Tech
JDW Midwest, LLC
Municipal Code Consulting
Direct: (712) 847-0535

Email:shelby@jdwmidwest.com
Email: inspector@carterlake-ia.gov
Website:www.jdwmidwest.com

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JDW MIDWEST, LLC

From: Jennifer Karls <jennifer@emergentarch.com>
Sent: Tuesday, October 15, 2024 9:04 AM
To: City of Carter Lake Inspector <inspector@carterlake-ia.gov>
Cc: Patrick Leahy <Patrick@emergentarch.com>
Subject: FW: 1655 E. Locust St. - Application for Planning Board No Later than Sept 4th or no choice to start Violation Processes on this property for non-compliance

Shelby-

It was a pleasure meeting you both last night. We are working diligently with the client this week to comply with the conditions of the Conditional Use Permit. After catching up on emails and the zoning ordinance I wondered if you could clarify the landscaping portion of the permit. I see under C-1 (below) the 10 foot minimum landscape depth requirement and I have read the landscape section of the regs attached, but I think an outright direction as to what the department wants for landscape would be preferable. As you know they have the trees in front of the sidewalk similar to that of Casey's on the other side, but you wouldn't really want to put much on the other side of the drive as there is that directional airport sign. Can your team please be a little more specific as to what the expectations are.

SECTION II
C-1 LIMITED COMMERCIAL DISTRICT

1001 Purpose

The [illegible] Limited Commercial District is intended for neighborhood shopping facilities serving the needs of residents of a surrounding residential area. Allowed commercial and other 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 features between these residential districts. 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.

1002 Site Development Regulations for C-1 Districts

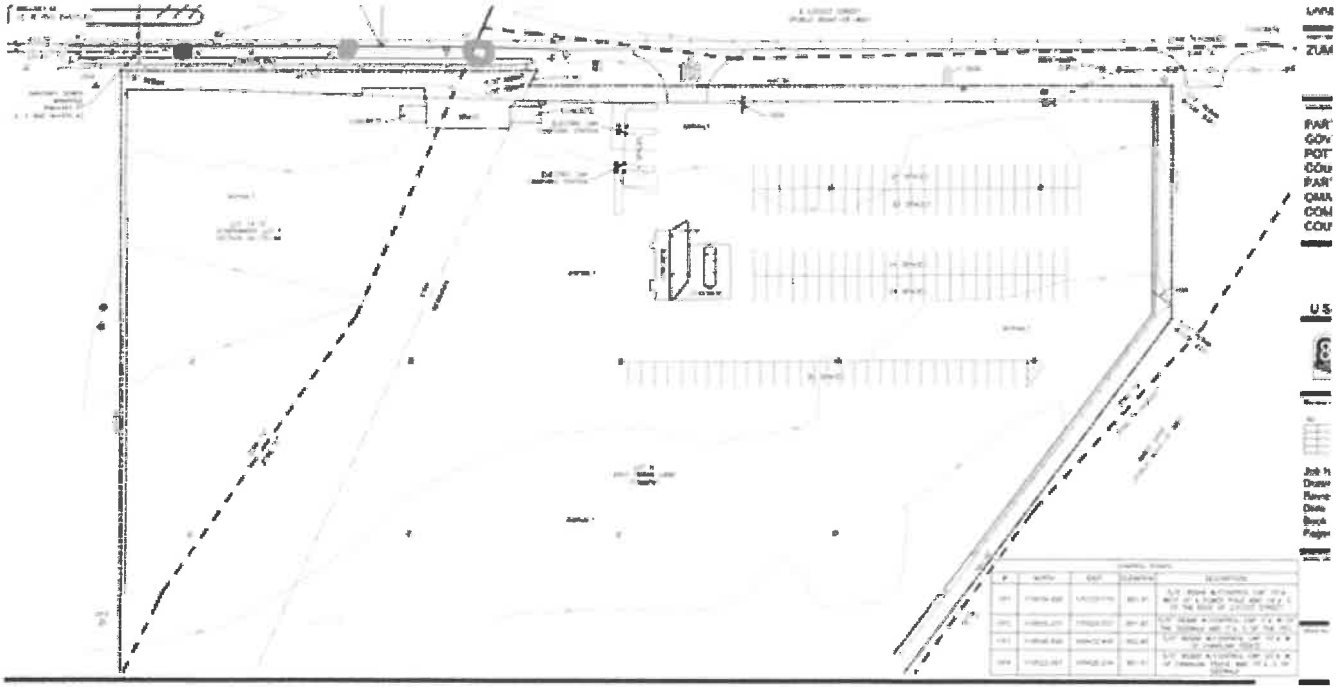
Regulation	Permitted Uses
Site Area per Housing Unit (sq. ft.)	N/A
Minimum Lot Area	6,000
Minimum Lot Width (feet)	60
Minimum Yards (feet)	
Front Yard (Note 1)	15
Side Yard	7
Street Side Yard	15
Rear Yard	Less of 15% of lot depth or 20 feet
Maximum Height (feet)	35
Maximum Building Coverage	40%
Maximum 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 Ratio 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.



Jennifer Karls
Senior Architect + Medical Planner
C. 402.699.4463
950 S 10th St #28 | Omaha, NE 68108

EMERGENT ARCHITECTURE
Omaha | Cedar Falls | Cedar Rapids | Denver
www.emergentarch.com

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From: City of Carter Lake Inspector <inspector@carterlake-ia.gov>
Sent: Wednesday, August 28, 2024 1:57 PM
To: Patrick Leahy <Patrick@emergentarch.com>; Jonathan Creighton <jcreighton@ridezum.com>
Cc: Jackie Carl <jackie.carl@carterlake-ia.gov>; Ronald Cumberledge <Ronald.Cumberledge@carterlake-ia.gov>
Subject: 1655 E. Locust St. - Application for Planning Board No Later than Sept 4th or no choice to start Violation Processes on this property for non-compliance

Good Afternoon,

Over the last couple weeks we have seen the painters and this morning we observed buses utilizing this property along with port-a-pottys' on the Carter Lake, IA side. The last time we met, we left the meeting thinking you were going to get in touch with us and start the process of approval prior to the start of using of this property. This property zoned C-1, requires a conditional use permit for off-street parking to be reviewed by our Planning Board and approved by our City Council.
Please refer to the attached section for Off-street parking that is within our Land Development Ordinances.

At this time, we have no other choice but to start the violation processes on this property for non-compliance.
Our office is respectfully requesting a response of your timelines and when an application to be reviewed by the Planning Board will be submitted, no later than September 4th. After this date, with no response, we will start the process of sending out official violations for this property. The next scheduled Planning Board meeting is September 9th. The deadline to get onto their agenda is 5 business days prior to the meeting, all documentation and applications will be due at this time. If you are unable to get your application to us prior to the deadline, the following meeting will be October 14th.

Thank you,

Shelby Hamelin
Permit Tech
JDW Midwest, LLC
Municipal Code Consulting
Direct: (712) 847-0535
Email:shelby@jdwmidwest.com
Email: inspector@carterlake-ia.gov
Website:www.jdwmidwest.com

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308 Parking Use Types

a. Off-Street Parking

Parking use types include surface parking of motor vehicles on a temporary basis within a privately or publicly owned off-street parking facility.

b. Parking Structure

The use of a site for a multilevel building which provides for the parking of motor vehicles on a temporary basis, other than as an accessory to a principal use on the same site.

c. Transportation Services

The use of lot or land area for the storage or layover of a transportation service provided under contract to public or non-public group(s).

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	P-I
Commercial Uses														
Food Sales (General)						P	P	P	C	P	P	P	P	
Food Sales (Super markets)*						C	C	C	C	C	C	P	P	
Funeral Service			C			P	P	P		P		P	P	
Kennels*												P	P	
Laundry Services												P	P	
Liquor Sales						C	C	C	C	C	C	C	C	
Lodging*						P	P	P	P	P	P	C	C	
Personal Improvement						P	P	P	P	P	P	P	P	
Personal Services						P	P	P	P	P	P	P	P	
Pet Services						P	P	P	P	P	P	P	P	
Research Services						P	P	P	P	P	P	P	P	
Restaurants (Drive-in)*						C	C	P		P	C	C	C	
Restaurants (General)*						P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)						P	P	P	P	P	C			
Retail Services (Large)*						C	C	C	C	C	C	P	P	
Retail Services (Mass)*						C	C	C		C		P	P	
Stables*														
Surplus Sales*												C	C	
Trade Services						C	C	C				P	P	
Veh. Storage (Shortterm)*												C	C	
Veterinary Services						C	C	C	C	C	C	C	C	
Parking Uses														
Off-Street Parking*						C	C	C	C	C	C	P	P	
Parking Structure*						C	C	C	C	C	C	P	P	
Transportation Services							**C** 1.	**C** 1.				**P** 1.	**P** 1.	

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

C/P *Planning Board's recommendation*

1. *= Adding Transportation Services – Ordinance Change (C-1 specifically for Zum Services)*

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

CITY OF CARTER LAKE

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Lakeside Auto Recyclers, Inc. Phone: 712-347-6561
   Address: 2813 N. 9th Street, Carter Lake, IA 51510 *Status: P.O.
2. REPRESENTED BY: Daniel Pauley Phone: (402) 392-0101
   Address: 3555 Farnam Street, Suite 1000, Omaha, NE 68131
3. STREET ADDRESS/LOCATION: Lakeside Auto Campus
   2813 N. 9th St., Carter Lake, IA 51510
4. LEGAL DESCRIPTION: see attached.
5. OWNERS NAME: Lakeside Auto Recyclers, Inc.
6. OWNERS ADDRESS: 2813 N. 9th St., Carter Lake, IA 51510
7. REASONS FOR REQUEST AND INTENDED USES: 1. Update zoning. Adjust boundary lines to encompass boundary line to the front of the building as P-1. CUP / Building Permit to be acquired one approved. 2. Dealer license
8. ZONING DISTRICT: split between P-1 and C-1
9. PRESENT USE: Recycling and warehousing
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: _____ Date: 11/6/2024

TYPED OR PRINTED NAME: Daniel Pauley *Status: A

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

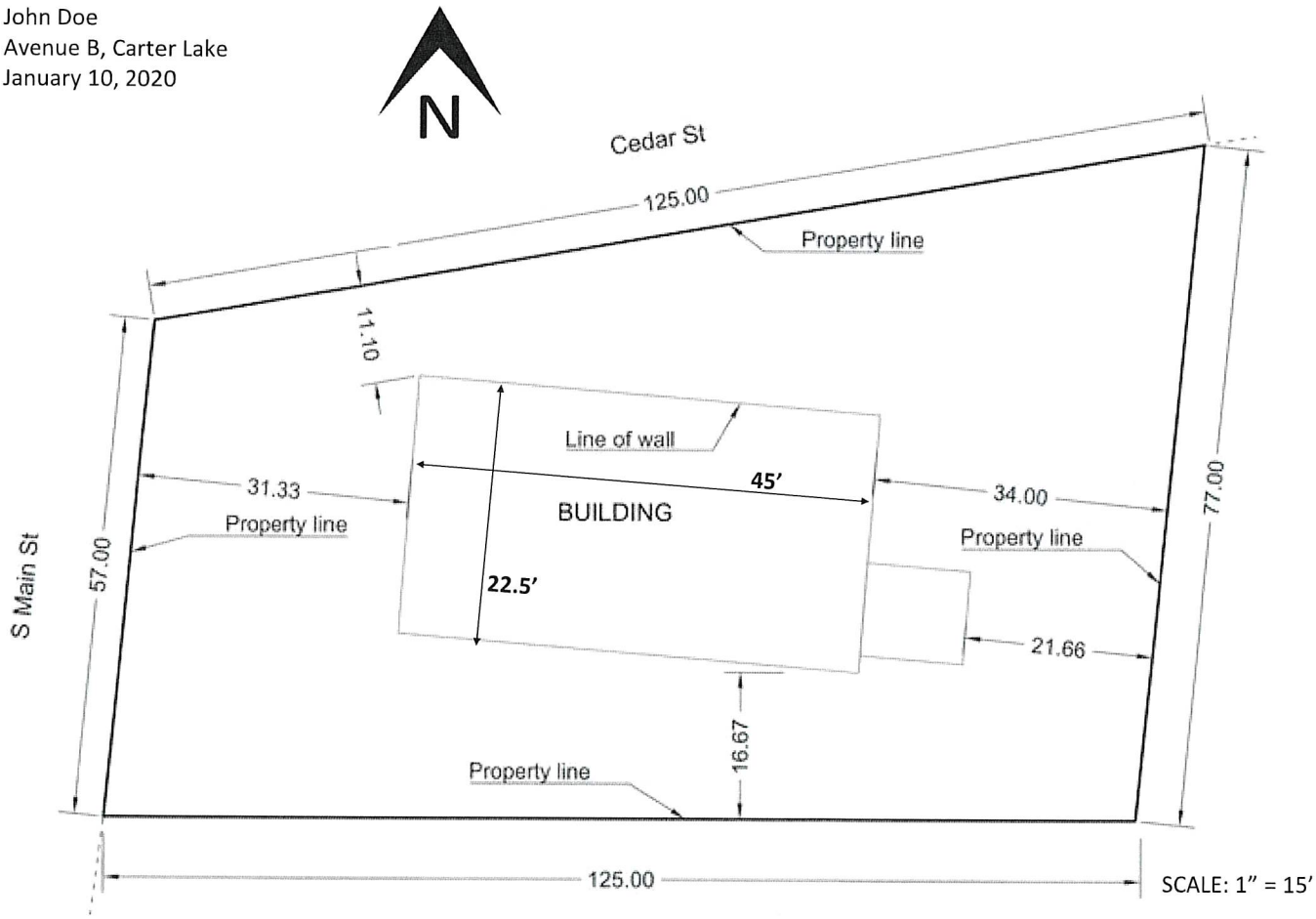
MINIMUM REQUIRED INFORMATION (TO BE SHOWN ON THE SITE PLAN)

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 fee 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



1. **754420281013 LAKESIDE AUTO RECYCLERS INC, , 2816 N 9TH ST, CARTER LAKE**

Short form legal description: CARTER LAKE-STEELE & WOODS N1/2 LTS 23 & 24 BLK 5

Long form legal description:

The North 1/2 of Lots 23 and 24, in Block 5, in Steel & Wood's Subdivision of Lot 2 in East Omaha, as surveyed, platted and recorded, being a part of Government Lot 2, in Section 20, Township 75 North, Range 44, West of the 5th P.M., in the City of Carter Lake, Pottawattamie County, Iowa.

2. **754421153002 LAKESIDE AUTO RECYCLERS INC, , 907 E LOCUST ST, CARTER LAKE**

Short form legal description: CARTER LAKE-A S LT 12 A S 21-75-44 E246' LT A & N45' E246' LT B

Long form legal description:

The East 246.0 feet of Lot "A", and the North 45.0 Feet of the East 246.0 feet of Lot "B" of Auditors Subdivision, Lot 12 of Auditors Subdivision SW1/4 NW1/4, Section 21, Township 75 North, Range 44 West of the 5th P.M., Town (now City) of Carter Lake, Pottawattamie County, Iowa subject to easement right of access to Pottawattamie County, Iowa and their assigns in Quit Claim Deed recorded in Book 94, Page 29418 which right of access is described as follows: the right of access between the South 175.0 feet of the East 246.0 feet of Lot "B" Auditors Subdivision, Lot 12 of Auditors Subdivision SW1/4 NW1/4, Section 21, Township 75 North, Range 44 West of the 5th P.M., Town (now City) of Carter Lake, Pottawattamie County, Iowa and Locust Street said access to be 15 feet wide across the property described as the East 15 feet of the East 246.0 feet of Lot "A" , and the East 15 feet of the North 45.0 Feet of the East 246.0 feet of Lot "B" of Auditors Subdivision, Lot 12 of Auditors Subdivision SW1/4 NW1/4, Section 21, Township 75 North, Range 44 West of the 5th P.M., Town (now City) of Carter Lake, Pottawattamie County, Iowa.

3. **754421153004 LAKESIDE AUTO RECYCLERS INC, , 1003 E LOCUST ST, CARTER LAKE**

Short form legal description: CARTER LAKE-A S LT 12 A S 21-75-44 E246' LT A & N45' E246' LT B

Long form legal description:

The East 81 feet of the North 225 feet of Lot "F" in Auditor's Subdivision of Lot 13 in Auditor's Subdivision, being located within the SW 1/4 of the NW 1/4 of Section 21, Township 75 North, Range 44 West of the 5th P.M. in the Incorporated Town of Carter Lake, in Pottawattamie County, Iowa.

4. **754421153017 LAKESIDE AUTO RECYCLERS INC, , 1001 E LOCUST ST, CARTER LAKE**

Short form legal description: CARTER LAKE AUD SUB 21-75-44 LT 13 W34' N225' LT F, N225' LT G & RR ROW ADJ ON W

Long form legal description:

CARTER LAKE-A S LT 13 A S 21-75-44 N150' LT G & W34' N150' LT F

CARTER LAKE-A S21-75-44 LT 13 S75' N225' LT G & RR ROW ADJ ON W & S75' N225' W34' LT F

5. **754421153018 LAKESIDE AUTO RECYCLERS INC, , 2809 N 9TH ST, CARTER LAKE**

Short form legal description: CARTER LAKE AUD SUB 21-75-44 LT 12 SW NW W100' LT A, LT B EXC N45' E246' & ALL LT C & S70' LTS G & F & ALL LTS H & I AUD SUB LT 13 SW NW 21-75-44 & 375' X 38' WIDE STRIP FORMER RR ROW ADJ

Long form legal description:

Beginning at a point, said point being the Southeast corner of Lot C in Auditor's Subdivision of Lot 12 in Auditor's Subdivision, thence North along the East line of said Lot C a distance of 190 feet to the Northeast corner of said Lot C, thence West along the North line of said Lot C a distance of 28 feet; thence South a distance of 36 feet; thence East a distance of 12 feet; thence South a distance of 124 feet; thence West a distance of 2 feet; thence South a distance of 30 feet; thence East along the South line of said Lot C a distance of 18 feet to the point of beginning, all in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section 21, Township 75 North, Range 44 West of the 5th P.M.

This being the same tract conveyed by Ferrellgas, Inc. to Northern Natural Gas Company on October 30, 1985, and recorded November 4, 1985, in Book 86 at Page 9188, in the office of the register of deeds for Pottawattamie County, Iowa.

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

November 8, 2024

City of Carter Lake, IA – Planning Board

Type of Application: Re-Zoning a Portion of C-1 (Limited Commercial District) to P-I (Planned Industrial District)

Project / Site Address: 2813 N 9th St.

Applicant: Lakeside Auto Recyclers

We started working with Lakeside Auto Recyclers in March, 2024 to bring them into compliance with their reclamation processing that is being performed outside of the designated zone of P-I (Planned Industrial District). Lakeside Auto Recyclers has done everything we have asked of them, including producing a survey showing where they need the P-I zoning district extended to accommodate their growing business's needs. Per the Planning Board at the last meeting regarding this, they are requesting the zoning line of C-1 (Limited Commercial District), Northside of Wood Ave, to be changed to P-I (Planned Industrial District) and extended to the rear of their new warehouse that is currently under construction. See the attached survey that is stamped by an Iowa licensed Land Surveyor and provides a legal description of this change.

Staff Recommendation:

The code does not require us to give a comment on this. This recommendation is in the Planning Board's hands. If this is accepted a public hearing/property posting of proposed re-zoning will need to be scheduled to move forward.

Respectfully,

Darin Whatcott

Darin Whatcott, *RA CBO*
City Building & Zoning Official

INFORMATION USED FOR THIS RE-ZONING PLAT:

PLAT OF SURVEY PREPARED BY
R.W. ENGINEERING & SURVEYING, INC.
IN BOOK 2024, PAGE 2606 IN THE OFFICE
OF THE POTTAWATTAMIE COUNTY RECORDER.

RE-ZONING PLAT

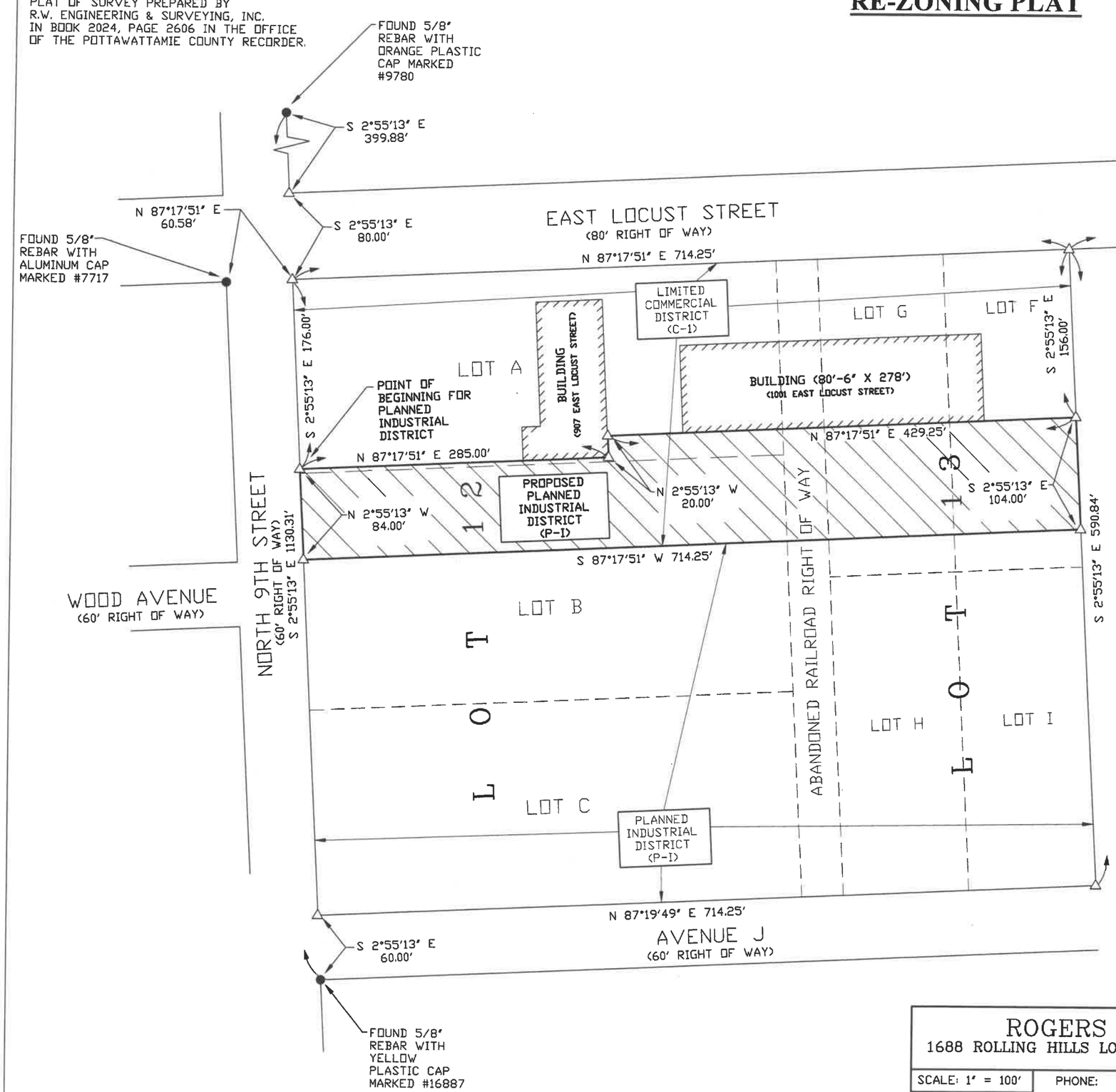
SCALE: 1" = 100'

100' 50' 0 100' 200'

N

LEGEND:

- ● – FOUND AS DESCRIBED ON DRAWING
- △ – CALCULATED POINT
- INDICATES LINE NOT TO SCALE
- – – – – – LOT LINE
- PROPOSED PLANNED INDUSTRIAL DISTRICT (P-I)



DESCRIPTION FOR
A PARCEL OF LAND TO BE RE-ZONED FROM
LIMITED COMMERCIAL DISTRICT (C-1)
TO PLANNED INDUSTRIAL DISTRICT (P-I):

A PARCEL OF LAND LOCATED IN PART OF LOT A AND IN PART OF LOT B, ALL IN LOT 12; AND ALSO IN PART OF LOT G AND IN PART OF LOT F, ALL IN LOT 13; AND ALSO IN PART OF AN ABANDONED RAILROAD RIGHT OF WAY, ALL IN AN AUDITOR'S SUBDIVISION OF SECTION 21, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, CARTER LAKE, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 2°55'13" EAST, ALONG THE WEST LINE OF SAID LOT A AND ALSO, ALONG THE EAST RIGHT OF WAY LINE OF NORTH 9TH STREET, A DISTANCE OF 176.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°17'51" EAST A DISTANCE OF 285.00 FEET; THENCE NORTH 2°55'13" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 87°17'51" EAST A DISTANCE OF 429.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT F; THENCE SOUTH 2°55'13" EAST, ALONG THE EAST LINE OF SAID LOT F, A DISTANCE OF 104.00 FEET TO A POINT ON THE NORTH LINE OF EXISTING PLANNED INDUSTRIAL DISTRICT ZONE; THENCE SOUTH 87°17'51" WEST, ALONG THE NORTH LINE OF SAID EXISTING PLANNED INDUSTRIAL DISTRICT ZONE, A DISTANCE OF 714.25 FEET TO A POINT ON THE WEST LINE OF SAID LOT B AND ALSO, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SAID NORTH 9TH STREET; THENCE NORTH 2°55'13" WEST, ALONG THE WEST LINE OF SAID LOT B AND SAID LOT A AND ALSO, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH 9TH STREET, A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE NORTH LINE OF LOT A IS ASSUMED TO BEAR NORTH 87°17'51" EAST FOR THIS DESCRIPTION.

CARL H. ROGERS, JR. LICENSED #7717 IOWA LAND SURVEYOR

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Carl H. Rogers Jr. OCTOBER 31, 2024

CARL H. ROGERS, JR. **DATE**

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1

ROGERS SURVEYING 1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA			TITLE: RE-ZONING PLAT
SCALE: 1" = 100'	PHONE:	DRAWN BY: S.R.R.	CLIENT: LAKESIDE AUTO RECYCLERS 2813 N. 9TH STREET CARTER LAKE, IOWA 51510
DATE: 10-31-2024	(402) 689-1549	REVISED	SHEET 1 OF 1