PLANNING BOARD MEETING
Monday, July 12, 2021 7:00 P.M.

NOTICE OF PUBLIC HEARNG

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:

REZONE A PORTION OF THE C/L DISTRICT AND C/A DISTRICT as described below: Beginning at the Southeastern corner of the intersection at 9th Street and Locust in Carter Lake, Iowa, continuing East to the State boundary line with Nebraska, thence in a southwesterly direction along the State boundary line with Nebraska to Avenue J in Carter Lake, Iowa, thence West to 13th Street in Carter Lake, Iowa, thence North to Wood Avenue in Carter Lake, Iowa, thence West to 9th Street in Carter Lake, Iowa, thence north to the point of beginning, known as the Southeastern corner of the intersection at 9th Street and Locust in Carter Lake, Iowa; To now be included in the C-1 Zoning District in the City of Carter Lake.
AND
Amend the approved use of C-1 District to now include warehousing (enclosed) as a Conditional Use in the C-1 Zoning District of the Unified Land Use Development Ordinances to read as follows:
Warehousing (Enclosed) shall be defined as set forth on page 36, paragraph “l” of said Ordinance as applied to this use.
Minimum Terms for Conditional Use Permit:
1. As a part of the eligibility to obtain a Conditional Use Permit, at least 10% of the enclosed warehouse building space shall be exclusively designated for retail space only, as defined on page 32, paragraph “z” OF THE Unified Land Use Development Ordinances and for no other use. Said retail space show open to the main street adjacent to the front of the space.
2. The site plan, structure, landscaping, and screening of loading docks, loading doors and other service area, shall meet all other requirements of the City of Carter Lake Zoning ordinances and the Unified Land Use Development Ordinances.
3. Compliance with the Uniform Land Development Ordinance’s Section 23 Supplemental Use Regulations pertaining to Subsection 2307 “Performance Standards in Industrial Districts.” The most restrictive performance standard for the both the M-1 Limited Industrial District and M-2 General Industrial District shall apply.
4. Landscaping/fencing and other means of screening of traffic circulation areas or truck and/or trailer parking areas (as defined here) will be required as is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.
5. Landscaping/fencing and other means of screening of loading docks, loading doors and other service areas (as defined here) will be required and is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.
6. Avenue H is designated as a Truck Route. Access to Ave H via 5th Street. Locust Street is not designated as a Truck Route. The Applicant shall consult the Chief of Police for options of truck routes.
7. Only allow parking of street legal and operational trucks
AND
that the TABLE 4-1 "Use Matrix for C-1 type in the Code shall be amended as an approved use for “Warehousing” (enclosed) allowed through a Conditional Use permit (C) in the C-1 Zoning District.

PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, July 12, 2021 7:00 P.M.

AGENDA

PUBLIC HEARING (see notice on next page)

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. Appointment of new board members
    b. Recommendation for rezoning a portion of the C/L district and C/A district

3. Comments

4. Adjourn

06/11/21

jmc

PLANNING BOARD MEETING
Monday, June 14, 2021 7:00 P.M.

Roll Call: Present: Kathy Dueling, Ray Pauly, Tim Podraza, Jay Gundersen and Ed Palandri; Absent: Nate Bradburn, Scott Crowder. Podraza moved to approve of the agenda, seconded by Pauly; unanimous approval; Pauly moved to approve the consent agenda with the planning board minutes for April and May along with the building permit report, seconded by Dueling; approved unanimously.

New Business
Board reviewed the proposed draft to rezone a portion of the C/L district and C/A district: Gundersen moved to approve the proposed language (included below) and set public hearing for July 12 at 7 p.m., seconded by Pauly; Roll Call: Yes-Pauly, Gundersen, Dueling, Palandri, Podraza.

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

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Minimum Terms for Conditional Use Permit:

1. As a part of the eligibility to obtain a Conditional Use Permit, at least 10% of the enclosed warehouse building space shall be exclusively designated for retail space only, as defined on page 32, paragraph "z" OF THE Unified Land Use Development Ordinances and for no other use Said retail space shall be open to and face the main public street adjacent to the front of the building or may be open to and face the end side of the building should a drive through lane be in use.

2. The site plan, structure, landscaping, and screening of loading docks, loading doors and other service area, shall meet all other requirements of the City of Carter Lake Zoning ordinances and the Unified Land Use Development Ordinances.

3. Compliance with the Uniform Land Development Ordinance's Section 23 Supplemental Use Regulations pertaining to Subsection 2307 "Performance Standards in Industrial Districts." The most restrictive performance standard for the both the M-1 Limited Industrial District and M-2 General Industrial District shall apply.

4. Landscaping/fencing and other means of screening of traffic circulation areas or truck and/or trailer parking areas (as defined here) will be required as is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.

5. Landscaping/fencing and other means of screening of loading docks, loading doors and other service areas (as defined here) will be required and is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.

6. Avenue H is designated as a Truck Route. Access to Ave H via 5th Street. Locust Street is not designated as a Truck Route. The Applicant shall consult the Chief of Police for options of truck routes.

7. The parking and storage of trucks and trailers which are not currently capable of being operated on public roadways are not allowed.

AND

that the TABLE 4-1 "Use Matrix for C-1 type in the Code shall be amended as an approved use for “Warehousing” (enclosed) allowed through a Conditional Use permit (C) in the C-1 Zoning District.

Gundersen moved to adjourn at 7:30 p.m. seconded by Pauly; unanimous approval.

_____	_____
Ed Palandri, Chairman	Jackie Carl, City Clerk

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
DH02-21	WATERWAY CONSTRUCTION	HAUL 5 LOADS SAND FOR SEAWALL		5-24-21			225.00
Issued	JOHN JOHNSON			5-24-21			.00
Contractor	1906 LAGOON DR						225.00
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		DH02-21				FEE	225.00
						PAID	.00
						DUE	225.00
MR250-21	OWNER AS GEN CONTRACTOR	NEW DECK		5-04-21	16,000.00		23.00
Issued	ANNIN, WILLIAM P			5-04-21			23.00
Contractor	48 CARTER LAKE CLB			10-31-21			.00
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		MR250-21			16,000.00	FEE	23.00
MR251-21	OWNER AS GEN CONTRACTOR	6' PRIVACY FENCE & PATIO		5-04-21	1,500.00		35.00
Issued	PERRINE, DIANA M			5-04-21			35.00
Contractor	1507 STELLA AVE			10-31-21			.00
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		MR251-21			1,500.00	FEE	35.00
MR252-21	TIM PHILMALEE	6' PRIVACY FENCE		5-04-21	3,500.00		15.00
Issued	NOLAN CAIN			5-04-21			.00
Contractor	940 KEY CIR			10-31-21			15.00
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		MR252-21			3,500.00	FEE	15.00
						PAID	.00
						DUE	15.00
MR253-21	C.R. MENN CONCRETE	NEW DRIVEWAY		5-12-21	8,094.00		20.00
Issued	WALL, KYLE & REBEKAH			5-12-21			20.00
Contractor	1409 DORENE BLVD			11-08-21			.00
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		MR253-21			8,094.00	FEE	20.00
MR254-21	OWNER AS GEN CONTRACTOR	DRIVEWAY & REMODEL KITCHEN		5-12-21	7,000.00		108.50
Issued	DOUG ADAMS			5-12-21			108.50
Contractor	1329 DORENE BLVD			11-08-21			.00
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		MR254-21			7,000.00	FEE	108.50
MR255-21	OWNER AS GEN CONTRACTOR	DRIVEWAY ADDITION		5-12-21	1,860.00		20.00
Issued	ALICIA PRUDEHOME			5-12-21			20.00
Contractor	1525 CACHELIN DR			11-08-21			.00
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		MR255-21			1,860.00	FEE	20.00
MR256-21	GROUNDSCAPES INC	FIRE PIT OUTDOOR KITCHEN		5-12-21	31,000.00		301.50
Issued	OGNISSANTI			5-12-21			301.50
Contractor	780 KEY CIR			11-08-21			.00
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		MR256-21			31,000.00	FEE	301.50

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
MR257-21	OWNER AS GEN CONTRACTOR	POUR CONCRETE STAIRWAY		5-12-21	2,000.00		20.00
Issued	JIM ELLEDGE			5-12-21			20.00
Contractor	4408 N 7TH ST			11-08-21			.00
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		MR257-21			2,000.00	FEE	20.00
MR258-21	OWNER AS GEN CONTRACTOR	POUR A BOAT RAMP		5-12-21	3,000.00		20.00
Issued	JOHN ALLGIRE			5-12-21			.00
Contractor	4422 N 7TH ST			11-08-21			20.00
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		MR258-21			3,000.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR259-21	OWNER AS GEN CONTRACTOR	EXTEND EXISTING DECK		5-12-21	1,800.00		23.00
Issued	MIKE RYMER			5-12-21			23.00
Contractor	1004 SHOAL POINTE DR			11-08-21			.00
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		MR259-21			1,800.00	FEE	23.00
MR260-21	TUFF SHED	12'x8' SHED		5-19-21	4,000.00		15.00
Issued	LAKESIDE MOBIL HOMES			5-19-21			.00
Contractor	3510 N 9TH ST			11-15-21			15.00
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		MR260-21			4,000.00	FEE	15.00
						PAID	.00
						DUE	15.00
MR261-21	OWNER AS GEN CONTRACTOR	RE-ROOF HOUSE & GARAGE		5-21-21	9,000.00		18.50
Issued	DIANA GERARD			5-21-21			18.50
Contractor	1201 JANBROOK BLVD			11-17-21			.00
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		MR261-21			9,000.00	FEE	18.50
MR262-21	OWNER AS GEN CONTRACTOR	4' CHAIN LINK FENCE		5-21-21	800.00		15.00
Issued	OMAR MARTINEZ			5-21-21			15.00
Contractor	3715 N 9TH ST			11-17-21			.00
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		MR262-21			800.00	FEE	15.00
MR263-21	JEFF WALKER	6' PRIVACY FENCE		5-24-21	4,414.00		15.00
Issued	BRIAN FREENAN			5-24-21			.00
Contractor	1217 JANBROOK BLVD			11-20-21			15.00
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		MR263-21			4,414.00	FEE	15.00
						PAID	.00
						DUE	15.00
MR264-21	PATTERSON ENTERPRISES	DRIVEWAY PATIO SIDEWALK		5-24-21	8,000.00		23.00
Issued	RICK TICE			5-24-21			.00
Contractor	1101 DORENE BLVD			11-20-21			23.00

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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		MR264-21			8,000.00	FEE	23.00
						PAID	.00
						DUE	23.00
MR265-21	PATTERSON ENTERPRISES	CONCRETE DRIVEWAY		5-24-21	5,000.00		23.00
Issued	MICHELLE BOTT			5-24-21			.00
Contractor	1509 AVENUE Q			11-20-21			23.00
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		MR265-21			5,000.00	FEE	23.00
						PAID	.00
						DUE	23.00
MR266-21	HOME DEPOT USA	28 NEW WINDOWS AND 1 DOOR		5-28-21	41,000.00		15.00
Issued	BRYAN ALEXANDER			5-28-21			.00
Contractor	1011 SHOAL POINTE DR			11-24-21			15.00
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		MR266-21			41,000.00	FEE	15.00
						PAID	.00
						DUE	15.00
MR267-21	OWNER AS GEN CONTRACTOR	INSTALL POOL		5-28-21	2,000.00		30.00
Issued	TROY REEVES			5-28-21			.00
Contractor	1345 CACHELIN DR			11-24-21			30.00
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		MR267-21			2,000.00	FEE	30.00
						PAID	.00
						DUE	30.00
MR268-21	STRUCTURE OUTDOOR LIVING	48' X 16' DECK		6-01-21	40,000.00		360.50
Issued	JASON ROWE			6-01-21			.00
Contractor	4408 N 17TH ST			11-28-21			360.50
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		MR268-21			40,000.00	FEE	360.50
						PAID	.00
						DUE	360.50
MR269-21	OWNER AS GEN CONTRACTOR	SIDEWALK AND STOOP		6-04-21	300.00		20.00
Issued	RHONDA MORASKI			6-04-21			.00
Contractor	4208 N 17TH ST			12-01-21			20.00
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		MR269-21			300.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR270-21	HEATH HONEYWELL	REPLACE EXISTING DECK		6-04-21	8,000.00		97.50
Issued	PAULY, RAYMOND D			6-04-21			.00
Contractor	31 CARTER LAKE CLB			12-01-21			97.50
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		MR270-21			8,000.00	FEE	97.50
						PAID	.00
						DUE	97.50

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
MR271-21	OWNER AS GEN CONTRACTOR	NEW DRIVEWAY		6-11-21	2,500.00		20.00
Issued	JIMMY MCWILLIAMS			6-11-21			.00
Contractor	1511 STELLA AVE			12-08-21			20.00
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		MR271-21			2,500.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR272-21	OWNER AS GEN CONTRACTOR	PRIVACY FENCE		6-11-21	847.00		15.00
Issued	GREG FREDRICKSEN			6-11-21			.00
Contractor	4318 N 15TH ST			12-08-21			15.00
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		MR272-21			847.00	FEE	15.00
						PAID	.00
						DUE	15.00
MR273-21	MOBILIS INC	ALUMINUM MODULAR RAMP		6-14-21	4,500.00		23.00
Issued	RICHARD SAVICKY			6-14-21			.00
Contractor	1117 AVENUE Q			12-11-21			23.00
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		MR273-21			4,500.00	FEE	23.00
						PAID	.00
						DUE	23.00
MR274-21	OWNER AS GEN CONTRACTOR	NEW DRIVEWAY		6-21-21	6,400.00		20.00
Issued	JASON BANKS			6-21-21			.00
Contractor	1108 CACHELIN DR			12-18-21			20.00
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		MR274-21			6,400.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR275-21	OWNER AS GEN CONTRACTOR	6' PRIVACY FENCE		6-21-21	10,000.00		15.00
Issued	JAMES HILLMAN			6-21-21			.00
Contractor	905 REDICK BLVD			12-18-21			15.00
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		MR275-21			10,000.00	FEE	15.00
						PAID	.00
						DUE	15.00
MR276-21	OWNER AS GEN CONTRACTOR	NEW ROOF		6-21-21	1,000.00		18.50
Issued	LELAND BURGGE			6-21-21			.00
Contractor	3510 LOT #82 N 9TH ST			12-18-21			18.50
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		MR276-21			1,000.00	FEE	18.50
						PAID	.00
						DUE	18.50
MR277-21	OWNER AS GEN CONTRACTOR	NEW DRIVEWAY		6-21-21	1,500.00		20.00
Issued	ELMUNDO GALVEZ			6-21-21			.00
Contractor	1213 DORENE BLVD			12-18-21			20.00

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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		MR277-21			1,500.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR278-21	SHEARD CONSTRUCTION	SIDEWALK BETWEEN PATIO & STEPS		6-25-21	1,500.00		20.00
Issued	CRIS ROSELAND			6-25-21			.00
Contractor	150 MARINA CT			12-22-21			20.00
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		MR278-21			1,500.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR279-21	SHEARD CONSTRUCTION	EXTEND PATIO		6-25-21	1,500.00		20.00
Issued	PAUL EVERS			6-25-21			.00
Contractor	4415 N 8TH ST			12-22-21			20.00
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		MR279-21			1,500.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR280-21	CCD ENTERPRISE	REPLACE DRIVEWAY		6-29-21	8,000.00		20.00
Issued	BARB KIMBALL			6-29-21			.00
Contractor	1009 CACHELIN DR			12-26-21			20.00
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		MR280-21			8,000.00	FEE	20.00
						PAID	.00
						DUE	20.00
RM069-21	SERVICE ONE	REPLACE A/C		6-08-21	3,441.00		28.50
Issued	CANNON, KATHLEEN S			6-08-21			.00
Contractor	1334 JANBROOK BLVD						28.50
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		RM069-21			3,441.00	FEE	28.50
						PAID	.00
						DUE	28.50
RM070-21	THERMAL SERVICES			6-25-21	11,000.00		43.50
Issued	CARL BURROWS			6-25-21			.00
Contractor	1202 LINDWOOD DR						43.50
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		RM070-21			11,000.00	FEE	43.50
						PAID	.00
						DUE	43.50
RM071-21	SERVICE ONE	INSTALL A NEW A/C UNIT		6-25-21	6,000.00		27.00
Issued	TONY NOVAK			6-25-21			.00
Contractor	3510 LOT #18 N 9TH ST						27.00
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		RM071-21			6,000.00	FEE	27.00
						PAID	.00
						DUE	27.00

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
RP097-21	METRO SPEC LLC	GAS PRESSURE TEST		6-01-21	400.00		25.00
Issued	GRUHN, DOROTHY			6-01-21			.00
Contractor	1114 SILVER LN			8-30-21			25.00
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		RP097-21			400.00	FEE	25.00
						PAID	.00
						DUE	25.00
RP098-21	BURTON PLUMBING	REPLACE WATER HEATER		6-29-21	2,600.00		25.00
Issued	MIKE KLINE			6-29-21			.00
Contractor	111 SHORELINE DR			9-27-21			25.00
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		RP098-21			2,600.00	FEE	25.00
						PAID	.00
						DUE	25.00
				========	==========		==========
GRAND TOTAL				37	259,456.00	FEE	1,784.00
						PAID	584.50
						DUE	1,199.50