PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, September 13, 2021 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. Community Center permit
    b. Conditional Use Permit – McGrew Trucking
    c. 2614 N 5th Street site plan and application
    d. New owner request to build large shop on N. 17th Street

3. Comments

4. Adjourn

09/10/21

jmc

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
C07-21	VINCO INC.	REPLACE ANTENNAS ON CELL TOWER		8-02-21	35,000.00		380.00
Issued	FRED LEVELL			8-02-21			.00
Contractor	1301 LOCUST ST			8-02-23			380.00
					---		---
		C07-21			35,000.00	FEE	380.00
						PAID	.00
						DUE	380.00
CP05-21	SHERMAN PLUMBING	SEWER REPAIR		9-10-21	69,000.00		42.50
Issued	OWEN INDUSTRIES, INC			9-10-21			.00
Contractor	501 AVENUE H			9-10-23			42.50
					---		---
		CP05-21			69,000.00	FEE	42.50
						PAID	.00
						DUE	42.50
DH03-21	OWNER AS GEN CONTRACTOR	DIRT HAULING		8-30-21			225.00
Issued	MATT SEMINARA			8-30-21			.00
Contractor	1901 LAGOON DR						225.00
					---		---
		DH03-21				FEE	225.00
						PAID	.00
						DUE	225.00
MR293-21	LEADING EDGE ENTERPRISES	REPLACE DRIVEWAY		8-02-21	11,984.00		20.00
Issued	RON BARBER			8-02-21			.00
Contractor	1114 DORENE BLVD			1-29-22			20.00
					---		---
		MR293-21			11,984.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR294-21	THOMPSON 7 THOMPSON	RE-ROOF		8-02-21	5,000.00		18.50
Issued	BILL BAZER			8-02-21			.00
Contractor	1215 AVENUE O			1-29-22			18.50
					---		---
		MR294-21			5,000.00	FEE	18.50
						PAID	.00
						DUE	18.50
MR296-21	OWNER AS GEN CONTRACTOR	ADDITION TO THE EXISTING DECK		8-04-21	1,000.00		23.00
Issued	FABIOLA GONZALEZ			8-04-21			.00
Contractor	3510 LOT #160 N 9TH ST			1-31-22			23.00
					---		---
		MR296-21			1,000.00	FEE	23.00
						PAID	.00
						DUE	23.00
MR297-21	OWNER AS GEN CONTRACTOR	FIRE PIT & HOT TUB		8-04-21	14,500.00		43.50
Issued	JOE HAWKINS			8-04-21			.00
Contractor	1001 WILLOW DR			1-31-22			43.50

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
					---		---
		MR297-21			14,500.00	FEE	43.50
						PAID	.00
						DUE	43.50
MR298-21	OWNER AS GEN CONTRACTOR	REPLACE GARAGE DOORS		8-04-21	5,000.00		13.50
Issued	ONEIL, MICHAEL & LEDONNA			8-04-21			.00
Contractor	230 MARINA CT			1-31-22			13.50
					---		---
		MR298-21			5,000.00	FEE	13.50
						PAID	.00
						DUE	13.50
MR299-21	OWNER AS GEN CONTRACTOR	REPLACE EAST SIDE OF ROOF		8-09-21	3,000.00		18.50
Issued	PAT SMITH			8-09-21			.00
Contractor	103 CARTER LAKE CLB			2-05-22			18.50
					---		---
		MR299-21			3,000.00	FEE	18.50
						PAID	.00
						DUE	18.50
MR300-21	SHEARD CONSTRUCTION	REPLACE DRIVEWAY		8-19-21	5,225.00		20.00
Issued	LYNETTE FROST			8-19-21			.00
Contractor	113 CARTER LAKE CLB			2-15-22			20.00
					---		---
		MR300-21			5,225.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR302-21	OWNER AS GEN CONTRACTOR	REPLACE DECK		8-24-21	800.00		23.00
Issued	SHAWN MANZER			8-24-21			.00
Contractor	3510 LOT #163 N 9TH ST			2-20-22			23.00
					---		---
		MR302-21			800.00	FEE	23.00
						PAID	.00
						DUE	23.00
MR303-21	OWNER AS GEN CONTRACTOR	NEW LIVING ROOM WINDOW		8-24-21	1,000.00		13.50
Issued	JIM MORASI			8-24-21			.00
Contractor	4423 N 17TH ST			2-20-22			13.50
					---		---
		MR303-21			1,000.00	FEE	13.50
						PAID	.00
						DUE	13.50
MR304-21	OWNER AS GEN CONTRACTOR	REMODEL ENCLOSED PORCH		8-24-21	11,000.00		126.50
Issued	KENNY BLACK			8-24-21			.00
Contractor	1315 AVENUE Q			2-20-22			126.50
					---		---
		MR304-21			11,000.00	FEE	126.50
						PAID	.00
						DUE	126.50

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
MR305-21	OWNER AS GEN CONTRACTOR	REPLACE DRIVEWAY		8-27-21	9,200.00		20.00
Issued	JAMES BANKS			8-27-21			.00
Contractor	4208 N 11TH ST			2-23-22			20.00
					---		---
		MR305-21			9,200.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR306-21	K-DESIGNERS	NEW WINDOWS		9-03-21	19,287.00		13.50
Issued	LARRY AYERS			9-03-21			.00
Contractor	1465 DORENE BLVD			3-02-22			13.50
					---		---
		MR306-21			19,287.00	FEE	13.50
						PAID	.00
						DUE	13.50
MR307-21	OWNER AS GEN CONTRACTOR	NEW DRIVEWAY		9-03-21	2,000.00		20.00
Issued	RYDBERG			9-03-21			.00
Contractor	115 CARTER LAKE CLB			3-02-22			20.00
					---		---
		MR307-21			2,000.00	FEE	20.00
						PAID	.00
						DUE	20.00
MR308-21	OWNER AS GEN CONTRACTOR	REPLACE DECK		9-08-21	1,000.00		23.00
Issued	LYNETTE FROST			9-08-21			.00
Contractor	113 CARTER LAKE CLB			3-07-22			23.00
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		MR308-21			1,000.00	FEE	23.00
						PAID	.00
						DUE	23.00
MR309-21	WINDOW WORLD	NEW WINDOWS		9-08-21	5,390.00		13.50
Issued	DONNA BRAYMAN			9-08-21			.00
Contractor	4412 N 8TH ST			3-07-22			13.50
					---		---
		MR309-21			5,390.00	FEE	13.50
						PAID	.00
						DUE	13.50
MR310-21	OWNER AS GEN CONTRACTOR	8'X7' DECK AND RAMP		9-08-21	1,200.00		23.00
Issued	SACKETT			9-08-21			.00
Contractor	503 AVENUE K			3-07-22			23.00
					---		---
		MR310-21			1,200.00	FEE	23.00
						PAID	.00
						DUE	23.00
MR311-21	SOUTH O ROOFING	RE-ROOF HOUSE & GARAGE		9-08-21	6,000.00		18.50
Issued	CHARLES CLAPP			9-08-21			.00
Contractor	1525 AVENUE P			3-07-22			18.50

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
					---		---
		MR311-21			6,000.00	FEE	18.50
						PAID	.00
						DUE	18.50
MR312-21	HANER HOMES	REROOF		9-10-21	3,000.00		18.50
Issued	LORI SPRINGER			9-10-21			.00
Contractor	1014 SILVER LN			3-09-22			18.50
					---		---
		MR312-21			3,000.00	FEE	18.50
						PAID	.00
						DUE	18.50
MR313-21	OWNER AS GEN CONTRACTOR	PRIVACY FENCE IN BACK YARD		9-10-21	1,500.00		15.00
Issued	KOCH, STEPHANIE			9-10-21			.00
Contractor	190 CARTER LAKE CLB			3-09-22			15.00
					---		---
		MR313-21			1,500.00	FEE	15.00
						PAID	.00
						DUE	15.00
MR314-21	OWNER AS GEN CONTRACTOR	10'X14' DECK		9-10-21	2,200.00		23.00
Issued	PETTIGREW			9-10-21			.00
Contractor	47 CARTER LAKE CLB			3-09-22			23.00
					---		---
		MR314-21			2,200.00	FEE	23.00
						PAID	.00
						DUE	23.00
RM081-21	BURTON PLUMBING	NEW A/C UNIT		8-04-21	8,000.00		52.00
Issued	TERESA ROSE			8-04-21			.00
Contractor	3510 LOT #206 N 9TH ST						52.00
					---		---
		RM081-21			8,000.00	FEE	52.00
						PAID	.00
						DUE	52.00
RM082-21	THERMAL SERVICES	REPLACE FURNACE & AIR UNIT		8-13-21	9,000.00		43.50
Issued	SUSAN KAISER			8-13-21			.00
Contractor	4408 N 9TH ST						43.50
					---		---
		RM082-21			9,000.00	FEE	43.50
						PAID	.00
						DUE	43.50
RM083-21	GETZSCHMAN HEATING	REPLACE FURNACE		8-30-21	3,850.00		28.50
Issued	FRANK DUKIAH			8-30-21			.00
Contractor	3510 LOT #125 N 9TH ST						28.50
					---		---
		RM083-21			3,850.00	FEE	28.50
						PAID	.00
						DUE	28.50

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
RM084-21	AKSARBEN HTG/AIR	REPLACE AIR COONDITIONER		9-10-21	6,014.00		28.50
Issued	ED SCOTT			9-10-21			.00
Contractor	916 CACHELIN DR						28.50
					---		---
		RM084-21			6,014.00	FEE	28.50
						PAID	.00
						DUE	28.50
ROW049-21	BURTON PLUMBING	STREET EXCAVATION FOR SEWER		8-02-21	4,200.00		100.00
Issued	CRONIN			8-02-21			.00
Contractor	4330 N 14TH ST			1-29-22			100.00
					---		---
		ROW049-21			4,200.00	FEE	100.00
						PAID	.00
						DUE	100.00
RP103-21	BURTON PLUMBING	SEWER REPAIR		8-02-21	4,200.00		42.50
Issued	CRONIN			8-02-21			.00
Contractor	4330 N 14TH ST			10-31-21			42.50
					---		---
		RP103-21			4,200.00	FEE	42.50
						PAID	.00
						DUE	42.50
RP104-21	VICTORY PLUMBING	GAS PRESSURE TEST		8-02-21	300.00		25.00
Issued	SKLENAR, RICHARD & G 1301			8-02-21			.00
Contractor	1301 MAYPER DR			10-31-21			25.00
					---		---
		RP104-21			300.00	FEE	25.00
						PAID	.00
						DUE	25.00
RP105-21	VIPER DRAIN PLUMBING			8-16-21	6,000.00		42.50
Issued	KURT KIMBAL			8-16-21			.00
Contractor	4405 N 8TH ST			11-14-21			42.50
					---		---
		RP105-21			6,000.00	FEE	42.50
						PAID	.00
						DUE	42.50
RP106-21	THERMAL SERVICES	WATER HEATER		8-24-21	10,000.00		26.50
Issued	SUSAN KAISER			8-24-21			.00
Contractor	4408 N 9TH ST			11-22-21			26.50
					---		---
		RP106-21			10,000.00	FEE	26.50
						PAID	.00
						DUE	26.50
				========	==========		==========
GRAND TOTAL				32	264,850.00	FEE	1,544.50
						PAID	.00
						DUE	1,544.50

FOR OFFICE USE: CASE# _____ Receipt #_____
Z.B.A. Public Hearing: _____ Amount $_____
Signs Issued: _____/_____/by_____ By_____ Date_____

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APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Matthew Seminara Phone: 402-306-0
   Address: 1801 Lagoon Dr. *Status: _____
2. REPRESENTED BY: _____ Phone: _____
   Address: _____
3. STREET ADDRESS/LOCATION: 1801 Lagoon Drive.
4. LEGAL DISCRIPTION: _____
5. OWNERS NAME: Matthew Seminara
6. OWNERS ADDRESS: 1005 Ave K Carter Lake, IA 51510
7. REASONS FOR REQUEST AND INTENDED USES: Dispute City Ordience on Garage Sq footage on 1.35 Acres
8. ZONING DISTRICT: R-1
9. PRESENT USE: Beilding Home & Seperate Garage.
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. yes
11. ADMINISTRATIVE DECISION ISSUED: _____
12. ATTACHED TO THE APPLICATION ARE: FOR OFFICE US
    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: Aug. 30 2021
    TYPED OR PRINTED NAME: Matthew Seminara *Status: Married.

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

APPLICATION FOR CITY COUNCIL AGENDA

NAME Matthew Allen Seminara

ADDRESS 1801 Lagoon Dr.

PHONE # 402-306-0303

REASON Dispute City Ordience on Garage Sq footage. on 1.35 Acres.

Signature

August 30 2021

Date

7544 16 253 001

--- Permanent Property Address ---
SEMINARA, MATTHEW A-MANDY J

------- Mailing Address -------
SEMINARA, MATTHEW A-MANDY J
1101 JANBROOK BLVD
CARTER LAKE, IA 51510

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District: 005 CARTER LAKE CITY/CB SCH

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754416253001

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

CARTER LAKE-WAVECREST ADD ALL LTS 11 THRU 17 & ALL LTS 23 THRU 27 & PART LTS 8,9,10, 20,21 & 22 BLK 23COMM SW COR LT 15 TH NLY245.96' ELY230.98' SLY258.42' SW134.65' NWLY129.9' TO POB

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$46,900	$0	$46,900	R
Exempt	$0	$0	$0	R
Net Total	$46,900	$0	$46,900	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$14,623	$0	$14,623	R
Exempt	$0	$0	$0	R
Net Total	$14,623	$0	$14,623	R

========== EXEMPTIONS/CREDITS APPLIED ==========

========== OWNERS ==========

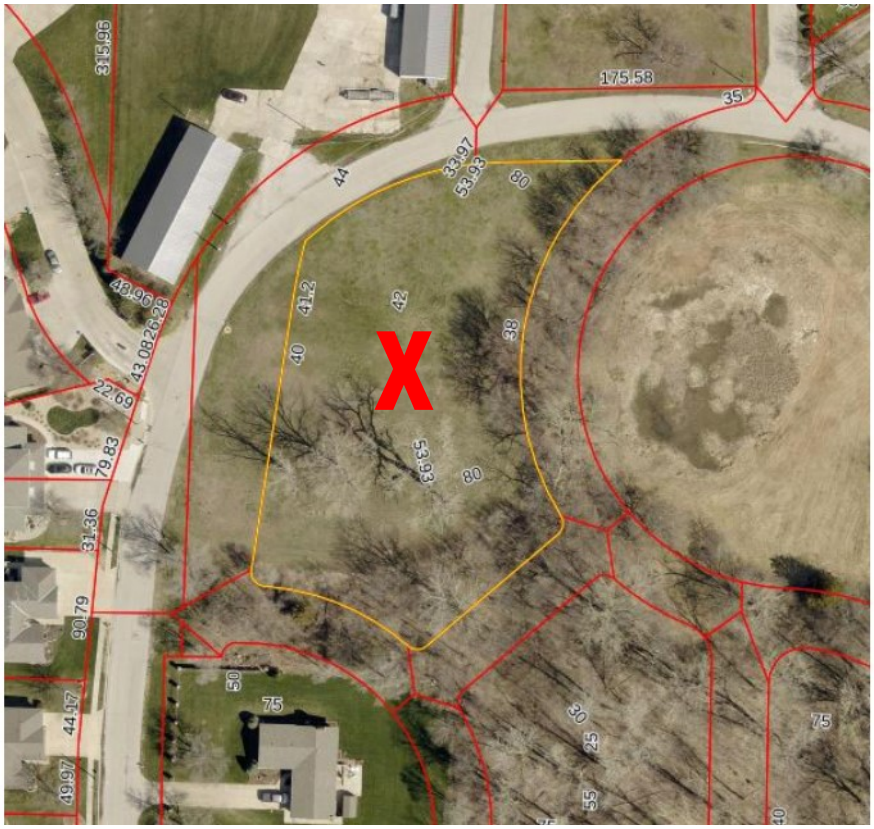
* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D SEMINARA, MATTHEW A-MANDY J book/page: 2021/10130 D

Date Reviewed: 01/05/21 LMR

LAND.....51400 sqFt 1.18 acres

Lot is located at the north end of N. 17th Street



Fri 9/10/2021 4:24 PM

Michael O'Bradovich <mike@oblaw.org>

RE: Agenda for Planning Board - Monday 9-13-2021

To Jackie Carl

Re: [MCGREW REAL ESTATE HOLDINGS LLC] RE: 2920 North 5th Street - Conditional Use Permit for McGrew Trucking
Outlook item

See attached and below:
From O'Bradovich---changes

h. The total number of trailers located on the property and outside of an enclosed structure shall not exceed a daily average of 7.
Trailers on the property, outside of those temporarily in the southside lot as defined above in e., will be stored in the dock area or the north lot only.

i. Landscaping / fencing and other means of screening of the trailer parking areas (as defined above) will be required and is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance, specifically Section 2505 (b).

After that, Palandri suggested:
For Paragraph h, second sentence, would suggest adding a reference to the east side lot (pavement along the east side of the building) where the loading dock and north lot are located.

Paragraph I looks good.

Both of these have been sent to McGrew's council.
Thanks,
MJO

Conditional Use Permit
McGrew Real Estate Holdings, LLC
May 21, 2021 DRAFT

Permit Holder:
McGrew Real Estate Holdings, LLC
10527 Hillcrest Drive
Omaha, NE 68128

Permit Location:
2920 North 5th Street
Carter Lake, IA 51510

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

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

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

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

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

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

Commercial Use:
Agricultural Sales/Service.

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

Goods and Materials as Defined:
Livestock feed and livestock feed supplements.

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

Conditions:

a. The manufacturing, mixing and repackaging of goods and materials is not allowed.

b. Goods and materials as defined will be stored, distributed and handled in such a manner so as to not result in noxious odor and dust.

c. Goods and materials designated as hazardous and toxic are not allowed on the property.

d. The storage, distribution and handling of goods and materials outside of an enclosed structure is not allowed.

e. The on-site parking of trucks and trailers used for the transportation of goods and materials as defined is allowed. The south of the building shall be used for employee parking with no restriction on personal vehicles parked at any one time. If trailers are placed on the southside of the building, parking may be for only 8 hours. No screening is required on the southside of the real property if the operator meets these specific expectations.

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

g. The total number of trucks located on the property and outside of an enclosed structure shall not exceed 4 in number. Two trucks may be permanently parked on the property.

h. The total number of trailers located on the property and outside of an enclosed structure shall not exceed a daily average of 7. Trailers on the property, outside of those temporarily in the southside lot as defined above in e., will be stored in the dock area, the north lot, or in the area between the docks and southside parking lot. This currently grassed area will be paved and provided with a screening fence to the south (“trailer parking area”). The newly paved surface will meet City Code and relevant engineering specifications.

i. Landscaping / fencing and other means of screening of the trailer parking area (as defined above) will be required and is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.

j. Landscaping / fencing and other means of screening of traffic circulation areas or truck parking areas (as defined here) will not be required.

k. Landscaping / fencing and other means of screening of loading docks, loading doors and other service areas (as defined here) will not be required.

l. 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 both the M-1 Limited Industrial District and M-2 General Industrial District shall apply.

m. Avenue H is designated as a Truck Route. Access to Ave H via 5th Street. Locust Street is not designed as a Truck Route.