

**REGULAR PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, October 12, 2015 - 7:00 P.M.**

Roll Call

Approval of the Agenda

1. Consent Agenda
 - a. Approve Planning Board Minutes – September 14, 2015
 - b. Approve Board of Adjustments Minutes – June 1, July 27, and Sept. 3, 2015
 - c. Review City Council Minutes – September 21, 2015
 - d. Review Building Permits – September, 2015
2. New Business
 - a. Super 8 – 3000 Airport Dr – Sign
 - b. Stream Realty Partners – request zoning change for 900 Ave. H
 - c. Casey's General Store – Preliminary site plan approval
 - d. Storm Water Ordinance
3. Old Business (limit discussion 5 minutes per topic)
 - a. Storm Water Committee Update
4. Special Meetings
5. Assignments
6. Comments

Adjourn

10-09-15

dm

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Public Hearing and Regular Planning Board Meeting
Monday, Sept. 14, 2015 – 7:00 PM

This Planning Board Meeting was called to order at 7:00 PM by board chairman Ray Pauly.

PUBLIC HEARING

Roll Call: Present: Ed Palandri, Kathy Dueling, Tim Podraza, Karen Fisher, Jackie Wahl, and Ray Pauly
Absent: Jay Gundersen
Also present: City Clerk Doreen Mowery

Board member Pauly opened the public hearing on an application to change zoning, submitted by Fleetpark, LLC, from the current zoning of Business Park District to P-I/Planned Industrial District.

Grant Hoovestall was present to represent Fleetpark. Their engineer from E & A Engineering was also present. Mr. Hoovestall submitted an updated plan showing a layout for truck and auto parking on the lot where they are requesting the zoning change. The drawing allows for a storm water detention cell to handle the water runoff. Fleetpark would also like the planning board to consider abandoning the cul-de-sac to allow for the additional parking. The drawing allows for parking for an additional 100 trucks plus an area for cars.

Since the property is located adjacent to the new hotel development, the developer was notified of this public hearing and meeting. They have been working with Fleetpark to make sure the detention area was adequate for the proposed parking.

No written or oral comments were submitted regarding this public hearing.

The public hearing was closed at 7:04 P.M.

Board member Pauly opened the regular meeting at 7:04 PM.

Approval of the Agenda – Moved by board member Palandri seconded by board member Podraza to approve the agenda as submitted. Ayes: Unanimous.

1. Consent Agenda – Moved by board member Fisher seconded by board member Wahl to approve the consent agenda as presented. Ayes: Unanimous.
2. New Business
 - a. The board reviewed the application submitted by Fleetpark LLC to change the current zoning from Business Park District to P-I/Planned Industrial on a parcel of land south of their existing business on Abbott Drive. The clerk reported that the purpose of the request was to provide adequate parking for a firm that is proposing to purchase the front office building. The Attorney had previously advised that if the board was going to approve the request they should consider adding a stipulation that it would only be changed in the event the new business moved into the office building fronting Abbott Drive. Moved by board

member Palandri seconded by board member Podraza to recommend the change in zoning with the stipulation that it occur only if the office building is occupied. Ayes: Unanimous. Grant Hoovestall approached the board and stated that they have currently outgrown their existing parking lot. They need the truck parking even if the building is not filled. The board stated that the request to vacate the street would be a council decision.

- b. Williams Enterprises has submitted a letter requesting a special use permit for the property located at 300 East Locust. Board member Palandri stated that they are also requesting a TIF rebate. The TIF request or any tax incentive is an issue that the council will need to address. The special use permit would be specific to Williams Enterprises. Moved by board member Pauly seconded by board member Dueling to support issuance of a special use permit to Williams Enterprises at 300 E. Locust for Tighton Tools, as requested.
- c. George Tasich with Superior Lighting was present and requested a permit to change the Holiday Inn signage to Best Western. At this time they are only requesting one box sign on one side of the building. They have not determined what they want to do with the existing monument sign at this time. They will come back before the board to get approval for changes to the monument sign. Moved by board member Podraza seconded by board member Dueling to approve the sign request for the Best Western at 2510 Abbott Plaza. Ayes: Unanimous.
- d. Mark Redeker requested approval to install a permanent monument sign where the current temporary sign is installed. It would be a double sided sign with lighting. It will be approximately 8 foot tall so it can be seen over the existing landscaping. The board thought the sign was always supposed to be temporary, and off site signage is not allowed by current ordinances. Mr. Redeker stated that his patrons are having a hard time finding their business. He believes the sign is on city property and there is an easement for a permanent sign. The board does not believe they would be able to approve a sign on city property. There was a question if the board of adjustments would need to grant a variance for offsite signage. Billboard signs are not permitted under our current ordinances. The drawing that was submitted shows more of a billboard type pole sign. Moved by board member Pauly seconded by board member Palandri to deny the request. Ayes: Unanimous.
- e. Storm water ordinance was tabled until board member Gundersen is in attendance.

3. Old Business

- a. The annual storm water report and the 5 year renewal permit are due in the near future and the storm water committee will be working on the report.

4. Special Meetings - The board will meet for a special meeting as needed.

5. Assignments - Board member Pauly will attend the next council meeting to submit a board report.

6. Comments

Board member Wahl stated it is very exciting to see all of the new businesses.

Board member Dueling is hoping the City can work out the details with Tighton Tools.

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Board member Palandri questioned the status of the comprehensive plan. It is on the clerk's desk waiting for her to make the changes and updates that have been provided.

Meeting adjourned at 7:32 PM.

Doreen Mowery, City Clerk

Ray Pauly, Chairman

Proceedings: Board of Adjustments Meeting
Monday, June 1, 2015 - 7:00 PM

Hardy Brown called the meeting to order at 7:02 P.M.

Roll Call: Present: Hardy Brown, Paul Christensen, Kitty Buchanan, and Bill Blankenship
Also present: City Clerk Doreen Mowery

The board is currently one member short.

Moved by board member Christensen seconded by board member Buchanan to approve the agenda as presented. Ayes: Unanimous.

Moved by board member Buchanan seconded by board member Blankenship to approve the minutes for Feb. 9 and Mar. 23, 2015 as presented. Ayes: Unanimous.

1. Alan Good was present to request a variance for his property at 4009 N. 13th Street. He would like to build a 10 x 20 foot shed on the back of his garage for storage of his motorcycles and striping equipment. He would also like to put in an additional section of driveway. He restores old vehicles and stores equipment for his business at his residence. A variance is needed because he would not have enough pervious area on the property. Mr. Good has a motor home that he would like to park on the proposed driveway. He offered to change his request to a 10 x 15 foot shed. The shed would be 10 foot high. There was concern expressed about water running into the neighbor's yard from all of the structures. Board member Christensen stated that the drive is what would be creating the problem. With a 10 foot drive and a 10 x 15 shed there would be 55.8% impervious coverage. The clerk read a letter that was submitted by neighbor Barb Melonis. She is in favor of the project as long as the shed would be built behind the current garage. Michelle Schafer questioned if there would be footings for the shed or if it would be built on a slab. The shed would be attached to the existing garage. There are no gutters on the garage. Michelle stated that she does not have an issue with the proposal. Board member Christensen pointed out that the request was not for a shed but an addition to the garage. The current garage exceeds the maximum allowed and he is requesting to add to the garage. The request for additional accessory structures also exceeds the maximum 30% coverage of a rear yard. Moved by board member Christensen seconded by board member Buchanan to deny the request for a variance to add a shed to the garage. Ayes: Unanimous. The home owner could request a permit for the driveway from the building inspector as long as it does not exceed the required impervious coverage. Maggie Ferryman wanted to know what size of shed he was requesting. She believes all of the buildings were too close and she is concerned about fire safety. She indicated that the homeowner also parks several vehicles on the street during the day. He was asking for an addition to the garage, however the request has been denied by the board.

Board member Brown would be interested in setting up a meeting with the building inspector to review some of the ordinances and his reasons for requiring variances. The clerk will get with the building inspector to set up a time for a meeting.

Proceedings: Board of Adjustments Meeting
Monday, June 1, 2015 - 7:00 PM

The board of adjustments meeting was adjourned at 7:45 PM.

Hardy Brown, Chairman

Proceedings: Board of Adjustments Meeting
Monday, July 27, 2015 - 7:00 PM

Hardy Brown called the meeting to order at 7:13 P.M.

Roll Call: Present: Hardy Brown, Kitty Buchanan, and Bill Blankenship

Absent: Paul Christensen

Also present: City Clerk Doreen Mowery

The board is currently one member short.

Moved by board member Blankenship seconded by board member Buchanan to approve the agenda as presented. Ayes: Unanimous.

1. Shannon Dunlap owns the home at 1015 Ave. P. She is requesting a variance to extend a six-foot privacy fence to the front of her home on both sides of the house. Their children's bedroom windows are right by the driveway where they park their cars and they are concerned about privacy. They also have a Siberian husky that can jump over their existing chain link fence. They will be removing the existing cyclone fencing and replacing it with the privacy fence. The board was not in favor of allowing a six-foot fence to extend to the front of the home. Moved by board member Brown seconded by board member Buchanan to grant a variance and allow the six foot privacy fence to replace the existing fence and go four foot beyond the back of the house, on both sides. Ayes: Unanimous.

The board of adjustments meeting was adjourned at 7:23 PM.

Hardy Brown, Chairman

Proceedings: Board of Adjustments Meeting
Thursday, Sept. 3, 2015 - 7:00 PM

Hardy Brown called the meeting to order at 7:03 P.M.

Roll Call: Present: Hardy Brown, Paul Christensen, and Bill Blankenship

Absent: Kitty Buchanan

Also present: Council Member Melonis.

The board is currently one member short.

Moved by board member Blankenship seconded by board member Brown to approve the minutes for June 1 and July 27, 2015. Ayes: Unanimous.

1. Kevin and Teresa Awalt were present to request a variance from the side yard setback requirements for a garage. They thanked the board for holding a special meeting. Board members Christensen and Brown apologized for their absence on Monday. The Awalts would like permission to build a 24' by 24' garage behind their existing carport and patio. They are requesting a 2 foot variance on the side yard setback for the garage. They are proposing to build the garage 3 foot from the fence. The fence is currently approximately one foot in from the property line. There will be a 12" overhang all around the garage. Typically measurements should be made from the eaves. Board member Brown cited the definition of setback. The board received two notices from neighbors stating they were not opposed to the variance being granted. Mr. Awalt explained that there would be gutters on both the east and west sides of the garage. Board member Christensen was concerned if the driveways were side by side, however that is not applicable in this situation. Board member Blankenship asked about the height of the proposed garage. He visited the site and noted that the variance would make it so the residents would have access to the garage without having to drive over their patio. Board member Brown expressed concern over the rain water running onto the neighbor's property. Board member Christensen stated he would be in favor of measuring from the eave to the fence a four foot distance, which would be a one foot variance. Moved by board member Christensen seconded by board member Blankenship to approve a conditional variance of a four foot set back from the eave to the fence, for a variance of one foot. Ayes: Unanimous.

The board of adjustments meeting was adjourned at 7:25 PM.

Hardy Brown, Chairman

The Pledge of Allegiance

Mayor Waltrip called the regular meeting to order at 7:00 PM.

- I. Roll Call: Present – Mayor Gerald Waltrip
Council members - Ed Aldmeyer, Dave Huey, Barb Hawkins, Ron Cumberledge, and Barb Melonis
Also present – Attorney Joe Thornton and City Clerk Doreen Mowery
- II. Approval of the Agenda – Storm Water Committee Update was removed from the agenda. Library Board appointment and Board of Adjustments appointment were added to the agenda. Moved by Council member Cumberledge seconded by council member Huey to approve the agenda with the changes. Ayes: Unanimous.
- III. Consent agenda –Moved by council member Hawkins seconded by council member Aldmeyer to approve the consent agenda as submitted. Ayes: Unanimous.
- IV. New Business
 - A. Communications from the Public
 1. Attorney Thornton explained that Williams Enterprises LLC has requested a special use permit for the property at 300 E. Locust Street. If the council desires to issue the conditional use permit it should be with the stipulation that Items #1 thru 6 on their application be imposed. The City does not currently have a Development Agreement or a TIF agreement with this business. Moved by council member Hawkins seconded by council member Cumberledge to approve the special use permit with the inclusion of items number 1 thru 6. Ayes: Unanimous.
 2. Moved by council member Cumberledge seconded by council member Hawkins to approve closing Mayper Drive on Oct. 2nd for a block party, at the request of Roger Heider. Ayes: Unanimous.
 3. Mickie Parker was present to request that Bailee’s Buddy Rescue be used as a resource for animal control to assist in adopting out animals that are picked up. They will provide food for the 72 hours that the animal is being held before it is surrendered to Bailee’s Buddy. They do not have a vet on staff and they are funded by donations. They would not be able to take all of animals impounded by animal control. The animals that they would take would go to a home in the country or to foster homes. The council would like the Attorney to work with Bailee’s Buddy and then report back on his findings.
 4. Kelli Brock reported that she had time this summer to observe all of the parks in Carter Lake. She thanked Chris and his staff for all of the work they do. She feels the park at 7th and Steele has the best equipment and is used the least. Kelli spoke regarding the history of funding for parks equipment. She

feels the city needs a direction. Tax dollars have been used for Locust Street, City Hall and the Lake. She stated parks must be in the plan for the future. She would like to see the equipment from 7th and Steele moved to Rosenbaugh Park. Mayor Waltrip explained that it is hard to control the use of Mabrey and Wavecrest Parks and there has been quite a bit of vandalism in the parks. Kelli stated that she has been up in the night and unable to find police officers on patrol. She feels accountability for the vandalism at the parks falls to the police officers. The Mayor stated that the police should be driving through the parks on the hour. He has instructed the parks director to lock all of the restroom facilities in the parks. Funding has been strapped and cut from the parks. Kelli wanted to know if there was a direction for the parks. Council member Cumberledge hopes to build a splash park next year. A track was installed near the school out of this year's budget. The Mayor stated we need to get firm control of the existing parks first. He explained that the pumps on the north side of the lake have been vandalized and Carter Lake pays for half of the repairs. Kelli believes cameras would be a deterrent to vandalism. Council member Hawkins does not believe we have enough parks per capita however funding is an issue. The Mayor stated that he will show Kelli the direction of the parks department at the next meeting. Council member Aldmeyer stated that there have been new shelters, benches and roofs installed. Kelli reiterated that funding has to be a priority.

5. Moved by council member Aldmeyer seconded by council member Melonis to approve renewal of the liquor license for Carter Lake Mini Mart. Ayes: Unanimous.

B. Communications from the Departments

1. Allen Kuiper reported that there will be a pancake breakfast at the fire station on Oct. 4th and on Saturday Oct. 3rd from 10 to 2 there will be an open house at the fire station. The fire department submitted a request to sell the old fill station to Midwest Breathing Air for \$765.44. Moved by council member Huey seconded by council member Cumberledge to approve disposal of the fill station by approving the sale to Midwest Breathing Air. Ayes: Unanimous.
2. Ray Pauly updated the Council on the Planning Board actions. The Best Western was granted permission to replace the sign at Holiday Inn. The Planning Board denied the Super 8's request to replace a non-conforming sign. The current sign was supposed to be temporary and it is erected off premises. The Planning Board suggested that Super 8 go in front of the Board of Adjustments with their request. Fleetpark LLC requested more zoning changes to allow for more parking for the front building. The board approved on the condition that the front building is leased as proposed.
3. There was not a storm water update at this time.
4. Mayor Waltrip
 - a. The Mayor stated that the sanitary sewer system has not had any work done on it since 1993. The manholes were worked on. He said there are two sewer lines that are currently in bad shape, one in the Club and one on Walker. Both

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sewer lines should be relined. He has received bids to reline them and it would cost close to \$100,000. He stated there are around 5 miles of sewer line that need fixed that are at least eight foot deep. He believes that the relining could be a big job and could cost \$1.5 million. He would like council permission to research the cost to do the entire job and to issue bonds.

Council member Aldmeyer stated if it is going to be a bond issue an engineer should be involved. The clerk explained that there is a bid threshold requirement for all projects whether they are paid for with bonds or out of the budget. The Mayor would just like to contact the contractor to get an idea of what needs done and what the cost would be.

b. The Mayor stated that maintenance has worked on the shoulder and swale off of Abbott Drive near the hotel development. Maintenance also had to do a little bit of sewer work in the same area.

c. The Mayor reported that he is talking to two businesses to build in Carter Lake. One of the businesses would occupy the office building on Abbott Dr.

d. Mayor Waltrip received an article about the lake project. He wants the council to know he is going to call the people that wrote the article and correct them on what they wrote.

e. Mayor Waltrip reported that the revised newsletter is coming along good. He thanked council member Melonis, the Resource Center and the Library for their work on the newsletter.

f. There will be a candidate forum for the upcoming election on Thursday, September 24th at 7:00 PM at the school.

g. The Mayor would like to reappoint Hardy Brown to the Board of Adjustments. Moved by council member Hawkins seconded by council member Melonis to approve the appointment. Ayes: Unanimous. Council member Melonis wanted to know if there was a plan to fill the remaining vacancy on the Board of Adjustments. The Mayor stated he has nominated two people and the council has rejected both of his nominations so he is going to proceed carefully before appointing someone else.

h. The Mayor reappointed Delbert Settles to the Library Board. Moved by council member Aldmeyer seconded by council member Melonis to approve the appointment. Ayes: Unanimous.

5. Council member Cumberledge wanted to know if there was a policy and procedure regarding swearing in newly elected council members. State law dictates who can swear someone into office. Typically whoever is elected determines what type of ceremony they would like. Council member Cumberledge would like for there to be a procedure. Council member Cumberledge wanted to know if a letter was sent out to the employee involved in the special meeting earlier this month. It has not been signed by all of the council members, therefore it has not been given to the employee. The Attorney stated that he did not know if it had been made clear what the expectations were for that employee.

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6. Attorney Thornton
 - a. The work comp carrier had suggested that the council adopt a drug and alcohol testing policy. Phill forwarded a suggested policy to the Attorney for his review. Attorney Thornton reported that there are a lot of complications involved with adopting that type of policy and he wanted to know if the council had any interest in adopting such a policy before he spends a lot of time reviewing the proposed policy. Council was not interested in adopting the policy at this time.
 - b. Moved by council member Aldmeyer seconded by council member Melonis to set a public hearing to vacate Ave. H for Monday, Oct. 19, 2015 at 7:00 PM. Ayes: Unanimous.
 7. City Clerk
 - a. The clerk updated the council on the capital facility fees that were charged after January 1. The fees that were collected have been refunded to the customers. Current ordinances and resolutions do not allow for the collection of the fee. The council is not interested in implementing a new fee at this time.
 - b. Moved by council member Aldmeyer seconded by council member Huey to set a public hearing regarding an application to change zoning by Fleetpark, LLC from current zoning of Business Park District to P-I/Planned Industrial District for Monday, Oct. 19, 2015 at 7:00 PM. Ayes: Unanimous.
- V. Ordinances
- A. Moved by council member Hawkins seconded by council member Melonis to approve an amendment to Chapter 87 pertaining to Animal Control – Potentially Dangerous Breeds on the second consideration. Ayes: Aldmeyer, Hawkins, Huey, Melonis. Nays: Cumberledge.
- VI. Resolutions
- A. Moved by council member Cumberledge seconded by council member Huey to adopt a resolution to approve a tax abatement for 900 Key Circle. Ayes: Unanimous.
 - B. Moved by council member Hawkins seconded by council member Huey to adopt a resolution authorizing a transfer of the Library General Fund balance. Ayes: Unanimous.
 - C. Moved by council member Aldmeyer seconded by council member Hawkins to approve the annual Road Use Tax report. Ayes: Unanimous.
- VII. Comments
- The Mayor talked with the City Attorney to resolve tax abatements for three properties that he feels were left out of tax abatements. He has talked to the county assessor, the county auditor and the county treasurer regarding the abatements. They believe these three property owners should have received the

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tax abatements. He thinks the three slipped thru the cracks and they ought to get the abatement. This item will be on the next agenda for council consideration. Council member Melonis stated she does not need accolades for the newsletter. The departments that are working on it are doing a good job. She would like to encourage everyone to attend the candidate's night.

Ron Cumberledge thanked the volunteers.

Council member Huey thanked everyone for coming to the meeting. He thinks it is good that there are so many candidates running for office.

Council member Hawkins encouraged everyone to attend candidates' night.

City wide clean up is Saturday, Sept. 26. National Prescription Drug Take Back Event, the Community Shred Fest, and the Flu Shot Clinic will also be held on the 26th. A retirement party will be held for Sgt. Dan Driver on Sunday, Sept. 27 at 2:00 PM.

There were no public comments.

The meeting was adjourned at 8:24 PM.

Doreen Mowery, City Clerk

Gerald Waltrip, Mayor

2015 September
Residential Building Permits

Permit #	Date	Applicant	Applicant Phone	Address	Property Owner	Owner Phone	Description	Permit Amount	Date Paid	Recpt. #	Value of Permit	Permit Exp. Date
R147-15	9/2/2015	Lew Zarek	402-321-2770	1216 Cachelin	Lew Zarek	402-321-2770	Replace Roof	\$ 18.50	9/2/2015	15179	\$ 4,200.00	12/2/2015
R148-15	9/8/2015	Garage Co	402-934-9206	1114 Lindwood	Teresa Awalt		New Garage	\$ 183.00	9/9/2015	15190	\$ 17,000.00	12/9/2015
R149-15	9/10/2015	Steve McAlpine	712-347-2965	906 Ave O	Steve McAlpine	712-347-2965	Front Deck	\$ 23.00	9/11/2015	15199	\$ 2,000.00	12/10/2015
R150-15	9/14/2015	Laurie Culjet	402-208-8042	Lts 19-22 WaveCrest	Laurie Culjet	402-208-8042	Dirt Haul Permit	\$ 25.00	9/16/2015	15212	\$ 5,000.00	3/14/2016
R151-15	9/14/2015	B&G Enterprises	402-934-4499	145 CLC	Mike Hawkins	712-847-0027	Replace Roof	\$ 18.50	9/16/2015	15214	\$ 9,200.00	12/14/2015
R152-15	9/14/2015	B&G Enterprises	402-934-4499	627 Locust	Allen Weinfurtnr	402-208-9154	Replace Roof & Sidir	\$ 32.00	9/16/2015	15214	\$ 17,000.00	12/14/2015
R153-15	9/15/2015	Ken Madden Const	712-435-9424	902 Ave R	Bill/Denise Teemple		Replace Garage	\$ 360.00	9/16/2015	15211	\$ 40,000.00	3/15/2016
R154-15	9/16/2015	Aksarben Heating/Ai	402-331-1233	3701 N 13th	Don Smith	402-830-7644	Sewer Line Repair	\$ 42.00	9/16/2015	15210	\$ 5,000.00	12/16/2015
R155-15	9/16/2015	Aksarben Heating/Ai	402-331-1233	2 CLC	Linda LeCroix	402-359-0158	Sewer Line Repair	\$ 42.00	9/16/2015	15210	\$ 5,400.00	12/16/2015
R156-15	9/17/2015	Davids Elec.	402-553-1565	1215 Silver Ln	Steve James	402-630-5309	Repair Service	\$ 26.50	9/21/2015	15225	\$ 500.00	12/17/2015
R157-15	9/17/2015	EAB Siding	402-591-1678	1017 Silver Ln	Lisa Lantz	712-847-0133	Replace Siding	\$ 13.50	9/21/2015	15224	\$ 850.00	12/17/2015
R158-15	9/21/2015	Roy Miller	402-516-6745	3510 N 9th #122	LMH	712-347-5945	Fence	\$ 15.00	9/30/2015	15231	\$ 400.00	12/21/2015
R158-15	9/22/2015	David Hill	402-403-8142	3510 N 9th #107	LMH	712-347-5945	Shed	\$ 15.00	9/30/2015	15233	\$ 1,500.00	12/22/2015
R159-15	9/22/2015	David Hill	402-403-8142	3510 N 9th #107	LMH	712-347-5945	Gas Line Test/ BHE	\$ 25.00	9/30/2015	15232	\$ 200.00	12/22/2015
R160-15	9/24/2015	Best Roofing	402-706-3591	1218 Lindwood	Bill Haden Jr	402-578-3211	Replace Roof	\$ 18.50	9/30/2015	15235	\$ 6,000.00	12/24/2015
R161-15	9/29/2015	MIKEL USA	712-847-0747	1515 Ave Q	MIKEL USA	712-847-0747	Repair Wiring	\$ 25.00	10/6/2015	15305	\$ 500.00	12/29/2015
R162-15	9/29/2015	Lakeside Mobile Hon	712-347-5945	3510 N 9th #143	Lakeside Mobile Ho	712-347-5945	New Mobile Home	\$ 223.32	9/30/2015	15236	\$ 43,300.00	3/29/2016
R163-15	9/29/2015	Lakeside Mobile Hon	712-347-5945	3510 N 9th #9	Lakeside Mobile Ho	712-347-5945	New Mobile Home	\$ 244.60	9/30/2015	15237	\$ 46,000.00	3/29/2016
R164-15	9/20/2015	Aksarben Heating/Ai	402-331-1233	1515 Neptune Dr	Emily Arnold	402-681-6375	Replace Furnace/A/c	\$ 43.50	10/6/2015	15203/303	\$ 7,700.00	12/30/2015
R165-15	9/30/2015	Service One	402-339-4357	4206 N 9th	Ed Aldmeyer	402-301-6683	Replace A/C - Elec.	\$ 60.00	8/25/2015	15302	\$ 5,100.00	12/30/2015
R166-15	9/30/2015	Anderson Exavating	402-34508800	1320 Walker	Sasha Mahoney	712-347-5512	Demo Structures	\$ 86.00	10/6/2015	15306	\$ 5,000.00	11/25/2015
R167-15	9/30/2015	Omaha Door & Wind	402-733-6440	1513 Neptune Cr	Bill Gemeiner		Replace Siding / Win	\$ 13.50	9/30/2015	15304	\$ 18,000.00	11/30/2015

Commercial Permits

C19-15	9/3/2015	Electric Enterprises (t	402-525-5812	2010 Abbott Dr	Lincoln Hotel Grp		Temp. Power Poles	\$ 51.50	9/29/2015	15234	\$ 2,887.50	9/3/2017
C20-15	9/21/2015	Superior Sign	402-981-4232	2510 Abbott Dr	SAR Ass. Best West	308-684-3355	New Sign	\$ 75.00			\$ 5,000.00	12/21/2015

TOTAL: \$ 1,679.92

TOTAL: \$ 247,737.50

Dirt Haul Dirt Deposit
Permit Refunded

Doreen Mowery

From: Thornton, Joseph [JDThornton@smithpeterson.com]
Sent: Thursday, October 08, 2015 10:00 AM
To: Doreen Mowery
Cc: Nice, Susan
Subject: Re: Sign

Yes ask them for any other suggestions. However they do have a right to be on the right of way so they can't say no

On Oct 8, 2015, at 9:43 AM, Doreen Mowery <doreen.mowery@carterlake-ia.gov> wrote:

So if I take it back to the board for approval on the existing spot (assuming that is city ROW) will you draw up an easement and the agreement you are talking about?

Doreen Mowery

City Clerk
City of Carter Lake
950 Locust St.
Carter Lake, IA 51510
Office: 712-847-0534
Fax: 712-347-5454
www.carterlake-ia.gov

From: Thornton, Joseph [<mailto:JDThornton@smithpeterson.com>]
Sent: Thursday, October 08, 2015 9:14 AM
To: Doreen Mowery
Cc: Nice, Susan
Subject: Re: Sign

Also, I do agree that it is important to have a written agreement that defines the area on which the sign may be located as well as that it's their responsibility to maintain it and hold the city harmless

On Oct 7, 2015, at 7:31 PM, Doreen Mowery <doreen.mowery@carterlake-ia.gov> wrote:

Joe -

Litdecker Ltd (Super 8) entered into a development agreement in 1998. Item 3 g says we will grant them a permanent easement for their sign. They have always had a temporary sign. They are now requesting a permanent sign. Planning Board did not remember the agreement so I looked it up. Redekers went to the court house to find the permanent easement and they were unsuccessful.

At any rate, I think we need to approve a permanent sign on city right of way and then file a permanent easement per the agreement. Do you agree or have anything to add?

I need a response soon. Planning board agenda goes out on Friday.

Doreen Mcwery

City Clerk
City of Carter Lake
950 Locust St.
Carter Lake, IA 51510
Office: 712-847-0534
Fax: 712-347-5454
www.carterlake-ia.gov

<SKMBT_C25315100716210.pdf>

DEVELOPMENT AGREEMENT

This Agreement is made on or as of this 16th day of June, 1998, by and between the City of Carter Lake, Iowa, an Iowa Municipal Corporation (hereinafter referred to as "City") and Litdecker, Ltd., an Iowa Corporation (hereinafter referred to as "Developer").

WHEREAS, Developer is the owner of real estate located in the City of Carter Lake, Pottawattamie County, Iowa, which is more particularly described on Exhibit "A" attached hereto ("Property") and desires to construct a commercial development thereon ("Project") as generally depicted on the site plan attached hereto as Exhibit "B" ("Site Plan"), and

WHEREAS, the commercial development will initially consist of an approximately 66 room Super 8 Motel with swimming pool, with the possibility of future compatible commercial development or motel expansion to be constructed on the property; and

WHEREAS, that without assistance, the Project is not feasible because the property is not adequately served with public facilities, utilities and services; and

WHEREAS, in order to provide the Property and surrounding property owned by others adequate public facilities, utilities and services in order to render economic development feasible, the City has designated the Property and the surrounding property as an economic development area and has adopted an urban renewal plan for the area, a copy of which is attached hereto as Exhibit "C"; and

WHEREAS, the City, in return for the development of the Project as proposed, is willing to construct certain public improvements to benefit the property and surrounding property and render the Project feasible; and

WHEREAS, the parties desire to establish between themselves their various rights, obligations, duties and responsibilities.

NOW THEREFORE, in consideration of the promises and mutual obligations of the parties hereto, each of them does hereby covenant and agree to the following:

1. Developer shall construct on the Property a development which is consistent with the Site Plan and which will consist of a 66 room Super 8 Motel with swimming pool.

2. Developer shall enter into a minimum assessment agreement for the Property which shall provide that the minimum assessed value of the Property, after full completion of the motel project and the issuance of a certificate of occupancy shall be \$2,000,000.00. The minimum assessment agreement shall be in effect for 10 years after the first date of assessment.

3. The City shall construct and provide the following:

- a. North/south city street and cul de sac perpendicular to Locust Street, as depicted on the Site Plan which shall extend north a sufficient distance so as to provide access to the Property.
- b. Storm sewer inlets and piping for purposes of draining the City streets and the paved areas of the property.
- c. Sanitary sewer and water service to the Property.
- d. Street lighting along the public streets.
- e. Necessary Site grading and fill and site preparation to include tree removal on the Property and topographical surveying.
- f. All items to be constructed or provided by the City shall be completed and in place at the time the motel Project is substantially complete and ready for a certificate of occupancy.
- g. The City will grant Developer a permanent easement to construct an off site sign in the right-of-way of the new street at a location to be mutually agreed upon by the parties for the purposes of allowing adequate identification and direction to the Motel.

4. The obligation of the Developer to perform under this agreement is contingent upon Developer obtaining financing for the Project upon terms and conditions acceptable to Developer. The City shall not be required to commence construction of any improvements until Developer submits to City a written commitment for financing upon terms satisfactory to counsel for the City.

5. The City represents and warrants that it has the authority to enter into this agreement under Iowa law and that the undertakings of the City as contemplated by this agreement are valid and enforceable obligations of the City.

6. This agreement shall be binding on the parties, their successors and assigns. The Developer shall have the right to assign its rights and obligations under this agreement.

7. Any notice demand or communication under this agreement by either party to the other shall be sufficiently given if it is dispatched by regular mail, postage prepaid or delivered personally as follows: in the case of the Developer, to: Joyce Redeker, 3008 Twin City Drive, Council Bluffs, Iowa 51503; in the case of the City, to: Clerk, City of Carter Lake, City Hall, 950 Locust Street, Carter Lake, Iowa 51510.

IN WITNESS WHEREOF, the City and Developer have executed this agreement as of the date and year first above written.

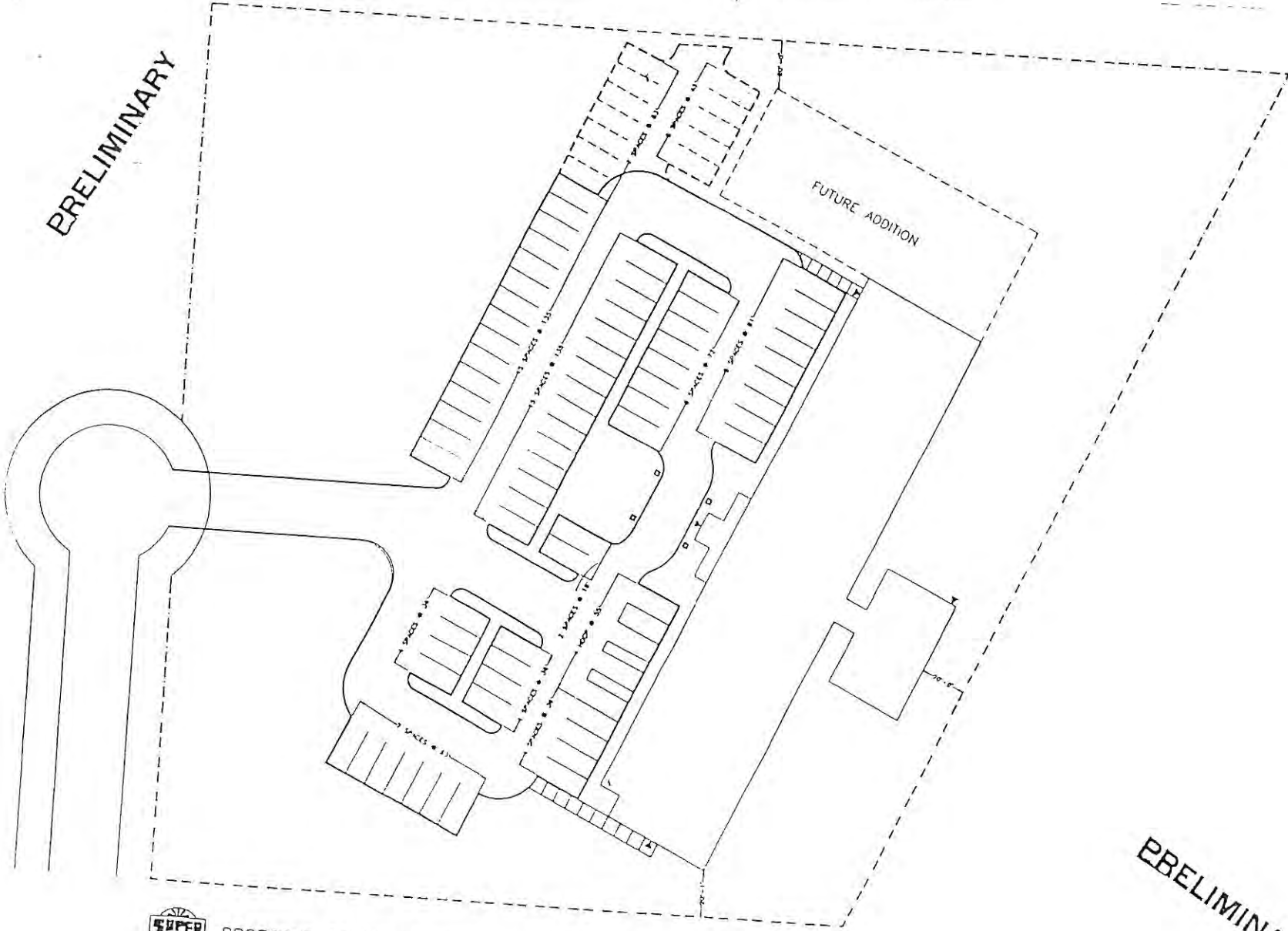
CITY OF CARTER LAKE, IOWA

By: Wanda Rosenbaugh
Mayor

LITDECKER, LTD.

By: William Litt
William Litt, President

PRELIMINARY



PRELIMINARY



PROPOSED 66 UNIT 2 STORY
SUPER 8 MOTEL IN
CARTER LAKE, IA

NUMBER OF PARKING SPACES	
STANDARD SPACES:	68
HANDICAPPED SPACES:	4
ADDITIONAL SPACES:	12

1.1
1.2

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

Receipt # _____
Amount \$ _____
By _____ Date _____

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Mark Redeker ⁷¹²⁻²⁴²⁻⁷³⁷⁵ Phone: 712-347-5588
Address: 3000 Airport Dr. *Status: _____
2. REPRESENTED BY: Mark Redeker Phone: _____
Address: _____
3. STREET ADDRESS/LOCATION: Airport drive & Locust St
S West Corner, Drive Entrance
4. LEGAL DISCRIPTION: Sign~~o~~ at Entry
5. OWNERS NAME: Litdeker Ltd
6. OWNERS ADDRESS: 3000 Airport Drive
Carter lake, IA 51510
7. REASONS FOR REQUEST AND INTENDED USES: Visability @ night
and Above Rental Fence.
8. ZONING DISTRICT: C/A
9. PRESENT USE: Temp Sign in place
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE.
11. ADMINISTRATIVE DECISION ISSUED: _____

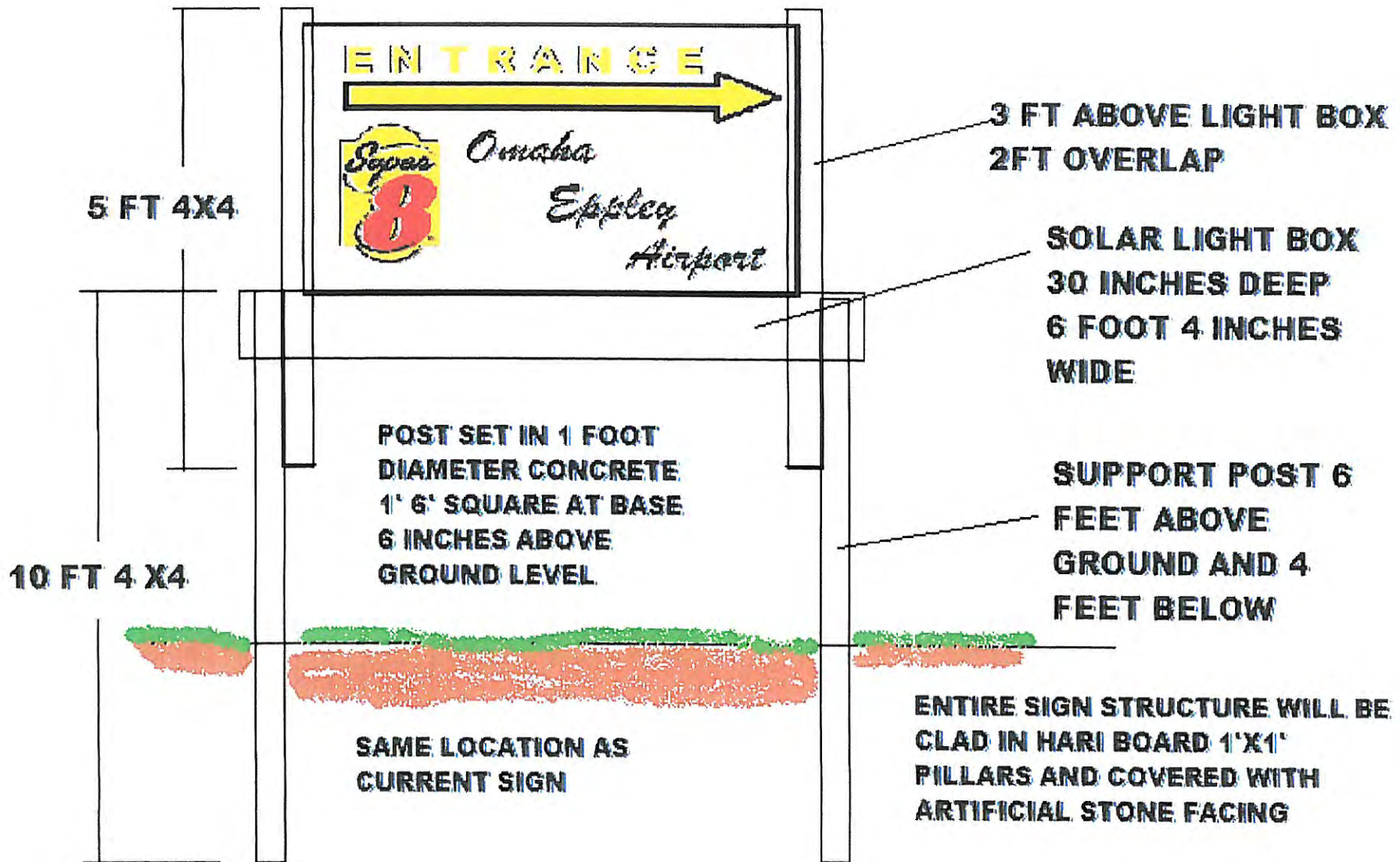
FOR OFFICE USE

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:

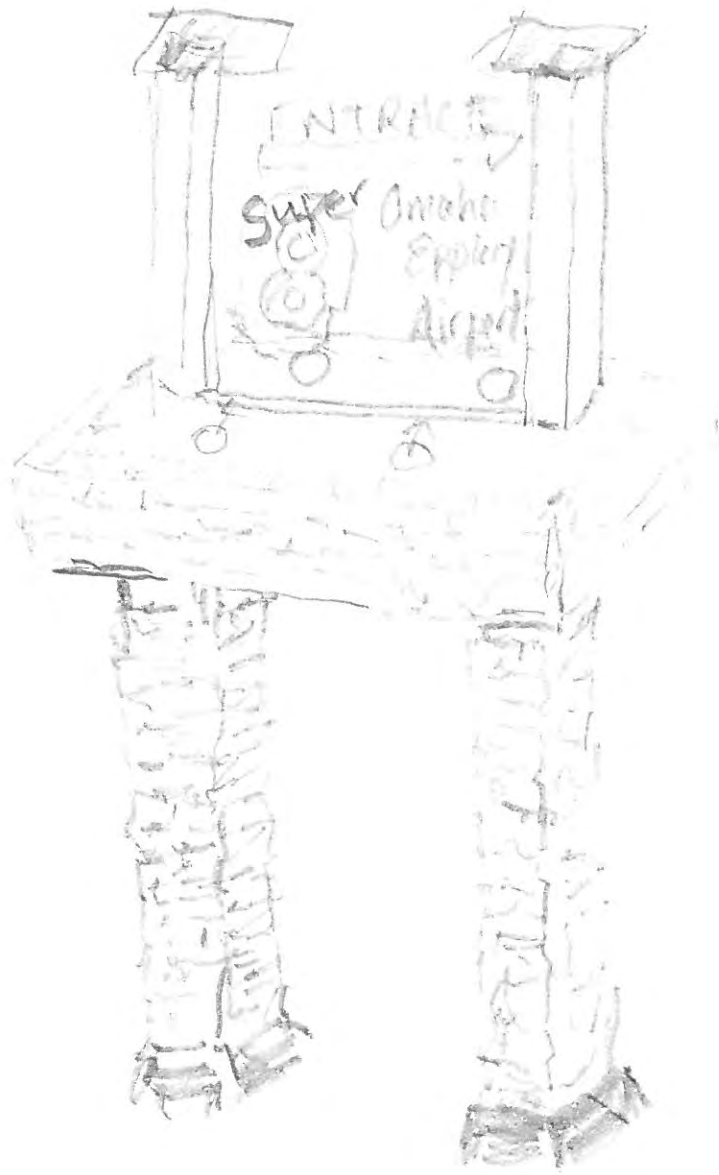
13. SIGNATURE: _____ Date: _____
TYPED OR PRINTED NAME: _____ *Status: _____

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





**5 FOOT BY 3 FOOT SIGN DOUBLE SIDED
SAME SIZE AS CURRENT SIGN**





What They HAVE NOW
8-10-15

AIRPORT DRIVE

STOP

Super
8 ENTRANCE
→





2001 Ross Avenue
 28th Floor
 Dallas, Texas 75201
 Phone: 214.267.0400
 Fax: 214.267.0404
 www.streamrealty.com

FAX COVER PAGE

To:

Name: Carter Lake Planning Board

Fax Number: 712.347.5454

Date: 9.23.15

of Pages: 14 pages including cover page

From:

Name: Ryan Boozer

Contact Number: 214.300.1199

Subject: Application for Planning Board Agenda

Message: Please find enclosed an application for the planning board agenda as well as a copy of the Data Sheet on the property, a current ALTA Survey and the current zoning letter for the property.

From: City of Carter Lake

3475454

09/21/2015 11:49

#347 P.002/009

CITY OF CARTER LAKE

Building Inspector's Office

950 Locust Street

Carter Lake, Iowa 51510

Office (712) 847-0535 Fax (712) 347-5454

Date: 9/21/15

To: Old Republic National Title Insurance Company &
Title Core National, LLC

Re: 900 Ave H Carter Lake, IA / Zoning

1. The Zoning class is C-2
2. I have attached a Use Matrix to show what is permitted in that zone
3. At this time the building is in compliance with the zoning ordinance *
4. All conditions have been satisfied and an occupancy permit has been issued
5. The property is in compliance with all applicable subdivision ordinances and regulations *
6. There are no actions/hearings/requests before the City Council or any of its subcommittees or commissions that affect the property describe

*The Property at 900 Ave H is under zoning regulations prior to 2006 Regulations. Change of ownership changes older zoning regulations to new. I need to direct you to schedule a hearing with the Planning Board and City Council to approve any type of business moving into this facility.



Barry Palmer

Building Inspector

712-847-0535

Barry.Palmer@carterlake-ia.gov

*Zoning District Regulations***SECTION 12****C-2 GENERAL COMMERCIAL DISTRICT****1201 Purpose**

The GC General Commercial District accommodates a variety of commercial uses, some of which have significant traffic or visual effect. This district may include commercial uses that are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.

1202 Site Development Regulations

	Regulator	Permitted Uses
Minimum Lot Area		6,000
Minimum Lot Width (feet)		65
Minimum Yards (feet)		
Front Yard (Note 1)		25
Side Yard		0
Street Side Yard		25
Rear Yard		0
Maximum Height (feet)		35
Maximum Building Coverage		70%
Maximum Impervious Coverage		90%
Floor Area Ratio (Note 2)		1.0
Maximum Percentage of Total Parking Located in Street Yard		100%
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. Along arterials designated in the city's Comprehensive Development Plan, the Maintenance Supervisor may require a deeper front-yard setback.

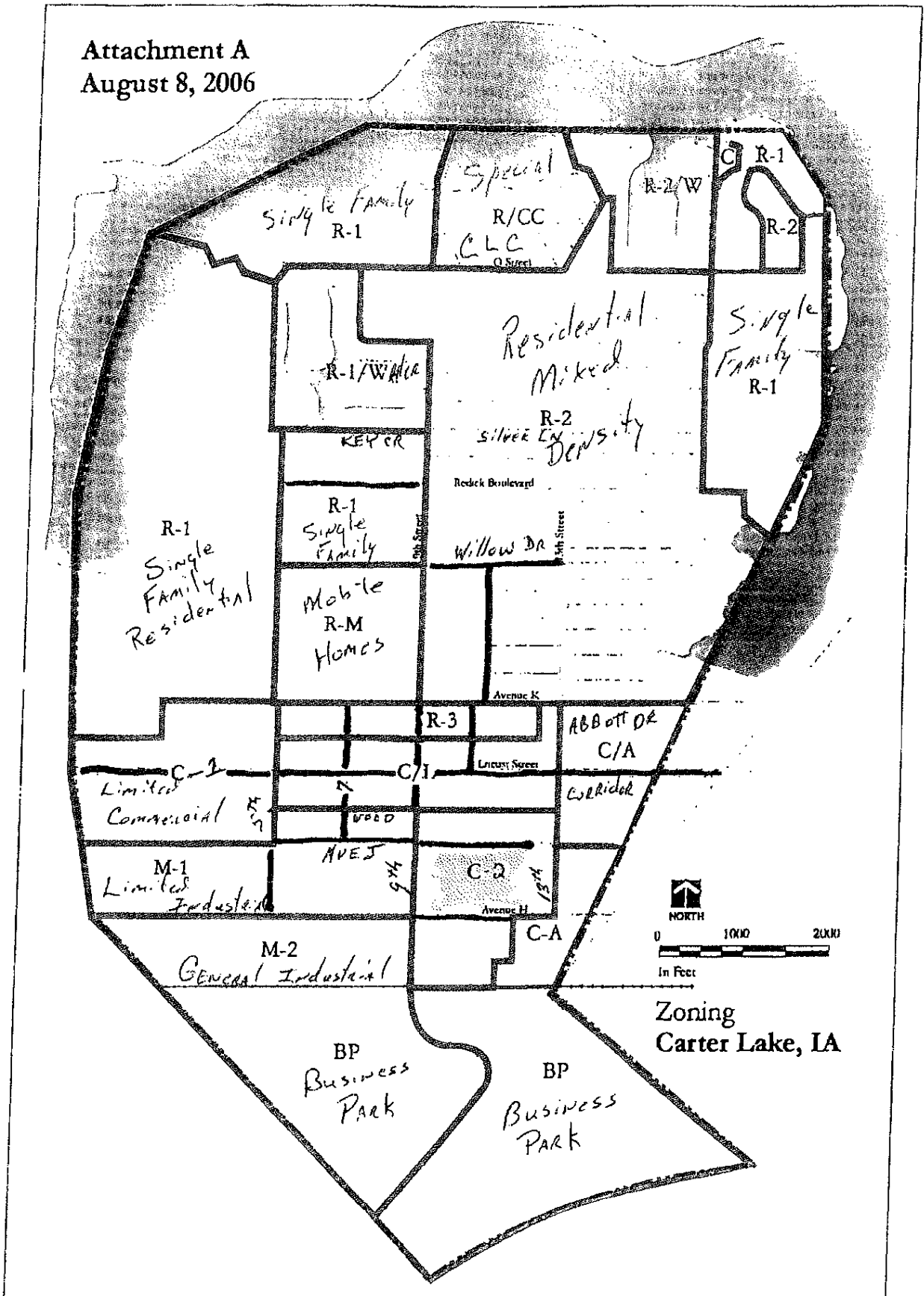
Note 2: Flexible Floor Area Ratios in Planned Districts

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

Performance Point Requirements

In order to receive a permit to proceed with development, project must attain a minimum of 30 performance points, achieved as indicated in the tables in Section 1403 of this document.

Attachment A
August 8, 2006



From:City of Carter Lake

3475454

09/21/2015 11:51

#347 P.005/009

*Zoning District Regulations***414 Pole Buildings**

No pole buildings shall be erected on any lot in Carter Lake without regard to the zoning of said lot. "Pole Building" is defined as a structure with wooden or metal poles as main supports, without a continuing permanent foundation, with studs, which are greater than 16 inches off of center, and with siding made of metal and/or wood material.

Table 4-1: Use Matrix: Agricultural and Residential Types

Use Types	R-1	R-2	R-3	R/ CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Agricultural Uses														
Horticulture						P	P	P				P	P	
Crop Production														
Animal Production														
Commercial Feedlots														
Livestock Sales														
Residential Uses														
Single-Family Detached	P	P	P	P	P									
Single-Family Attached	P	P	P	P										
Duplex	P	P	P											
Townhouse		P	P						C					
Multiple-Family*			P						C					
Manufactured Housing Residential	P	P	P	P	P									
Mobile Home Park*					P									
Mobile Home Subdivision*					P									
Retirement Residential*	C	C	P				P	P	C					

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

Zoning District Regulations

Use Matrix: Civic Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Civic Uses														
Administration						P	P	P	P	P	P	P	P	
Clubs (Recreational)*	C	C	C	C	C	P	P	P	C	P	C	P	P	
Clubs (Social)*	C	C	C	C	C	P	P	P	P	P	P	P	P	
College/Univ*						P	P	P	P	P	P	P		
Convalescent Services		C	P		C	P	P	P	C					
Cultural Services	C	C	P	C	C	P	P	P	P	P	P	P		
Day Care (Limited)	P	P	P	P	P	P	P	P	P	C	C	C	C	
Day Care (General) *	C	C	P	C	C	P	P	P	P	P	P	C	C	
Elder Home	C	C	P	C	C	P								
Emergency Residential	C	C	P	C	C	P	P	P	P					
Family Home	C	C	P	C	C	P	P							
Group Care Facility*			P			P	P	P	P	P				
Group Home		C	P			P	P	P	P	P				
Guidance Services						P	P	P	P	P	P	C	C	
Health Care						P	P	P	P	P	P	C	C	
Hospitals*			C			C	C	C	P	P	P	C	C	
Maintenance Facility*						C		C		C		P	P	
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities						C	P	P	P	P	P	P	P	
Primary Education*	P	P	P		P	P	P	P	P	C				
Public Assembly*						C	C	C	P	P	C			
Religious Assembly*	P	P	P		P	P	P	P	P	P		C		
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Educ*	C	C	P		C	P	C	C	C	C				
Utilities*	C	C	C	C	C	C	C	C	C	P		P	P	

P Permitted by right or by right subject to supplemental regulations

C Permitted by Conditional Use Permit

* Use Permitted after Site Plan Approval

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

128

Zoning District Regulations

Use Matrix: Office and Commercial Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Office Uses														
Corporate Offices*			C			P	P	P	P	P	P	P	P	
General Offices			C			P	P	P	P	P	P	P	P	
Financial Offices*			C			P	P	P	P	P	P	P	P	
Medical Offices*			C			P	P	P	P	P	P	P	C	
Commercial Uses														
Ag Sales/Service*								C				P	P	
Auto Services*						C	C	C				P	P	
Body Repair*								C				P	P	
Equipment Repair*								C				P	P	
Bed and Breakfast						P	P	P	P	P				**
Business Support Services						P	P	P	P	P	P	P	P	
Business/Trade School						C	C	P	P	P	P	P	P	
Campground*														**
Cocktail Lounge						C	C	C	C	C	C	C	C	
Commercial Rec* (Indoor)						C	C	P	P	P	P	P	P	
Commercial Rec* (Outdoor)										P		P	P	
Communication Service						P	P	P	P	P	P	P	P	
Construction Sale/Service*							C	C				P	P	
Consumer Service						P	P	P	P	P	P	P		
Convenience Storage*												P	P	
Food Sales (Convenience)*						C	C	C		C	C	P	P	
Food Sales (Limited)						P	P	P	P	P	P	P	P	

P Permitted by right or by right subject to supplemental regulations

C Permitted by Conditional Use Permit

* Use Permitted after Site Plan Approval

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

** Missouri River corridor

Zoning District Regulations

Use Matrix: Commercial (continued) and Parking Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	CL	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
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 (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	

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

Zoning District Regulations

Use Matrix: Industrial and Transportation Uses

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	Add Reg
Industrial Uses														
Agricultural Industry*												C	C	
Auto rental/Sales*												C		
Construction Yards*												C	C	
Custom Manufacturing						C		C	C	C		P	P	
Equip Rental/Sales												C	C	
Light Industry												P	P	
General Industry*												P	P	
Heavy Industry*													C	
Recycling Collection*													C	
Recycling Processing*													C	
Vehicle Storage (Long- term)*												C	C	
Warehousing (Enclosed)												P	P	
Warehousing (Open)*												C	C	
Aviation*											C	C	P	
Railroad Facilities													C	
Truck Terminal*												C	P	
Transportation Terminal*								P		P		P	P	
Alternative Energy Production Devices													C	
Amateur Radio Tower	C	C	C	C	C									
Communications Tower*												C	C	
WECS*													C	

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

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

CITY OF CARTER LAKE

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Langhals Enterprises, LLC Phone: 419-695-1061
 Address: 965 Spencerville Rd., Delphos, OH *Status: CP

2. REPRESENTED BY: Jeffrey Wyatt Phone: 402-763-1747
 Address: 6464 Center Street, Suite 200, Omaha, NE 68106

3. STREET ADDRESS/LOCATION: 900 Ave H, Carter Lake, IA 51510

4. LEGAL DESCRIPTION: Lots 18 & 19, Auditors subdivision of Section 21, Township 75 North, Range 44 West of the 5h P.M., Pottawattamie County, Iowa, except the North 170.00 feet thereof, together with the 38.00 feet wide railroad right of way adjacent thereto on the East

5. OWNERS NAME: Reuben Investments, LLC

6. OWNERS ADDRESS: _____

7. REASONS FOR REQUEST AND INTENDED USES: To Continue to use the property for office/warehouse and tire storage
Purchaser will be moving into the approximately 58,900 square feet of space currently occupied by another warehouse company

8. ZONING DISTRICT: C-2

9. PRESENT USE: Warehouse


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: 9.23.15

TYPED OR PRINTED NAME: Ryan Boozer *Status: CP - Agent

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



2001 Ross Avenue
28th Floor
Dallas, Texas 75201
Phone: 214.267.0400
Fax: 214.267.0404
www.streamrealty.com

October 5, 2015

Via Fax & Email

Barry Palmer
City of Carter Lake
950 Locust Street
Carter Lake, Iowa 51510

Re: 900 Ave H, Carter Lake, IA / Zoning

Barry,

On behalf of Langhals Enterprise ("Purchaser") I would like to present this letter in order to better state / clarify our goal with the property at 900 Ave H, in Carter Lake, IA.

The current zoning of the property is C-2, which so long as the property does not sell, will continue to allow a warehouse use. Being that a sale transaction is pending, the Purchaser requests to change the zoning to C-1 and provide a conditional use permit to continue to allow the current occupant, and Purchaser to use the property for office/warehouse and tire distribution.

We have submitted an application for hearing with the Planning Board and City Council on October 12th, 2015 in order to approve this request.

Please review and let us know what else can be provided in order to accomplish a desirable outcome for all parties.

Should you have any questions please do not hesitate to contact us at (214) 300-1199.

Sincerely,

STREAM REALTY PARTNERS-DFW, L.P.

A handwritten signature in black ink, appearing to be the initials "R.P." with a stylized flourish.

Senior Vice President - Industrial
Stream Realty Partners-DFW, L.P.

From: [Ryan Boozer](#)
To: [Barry Palmer](#); [Doreen Mowery](#)
Cc: j.thornton@smithpeterson.com; [Jeffrey Wyatt](#); "Ken Langhals"; [Kevin Schnipke](#)
Subject: 900 Ave H - Carter Lake Zoning Change Request
Date: Wednesday, October 07, 2015 2:42:57 PM
Attachments: [image001.png](#)
[Carter Lake Zoning Letter - 900 Avenue H - 21 Sept 2015.pdf](#)
[900 Ave H Data Sheet.pdf](#)
[Letter addressing Zoning change.pdf](#)

Barry / Doreen,

I spoke with Barry a few weeks ago, and Jeff Wyatt, there with Colliers, has reached out to most of you regarding the zoning change request needed for 900 Ave H, in Carter Lake.

I wanted to make sure everyone received necessary, and easy to understand information regarding the request the potential purchaser has at this property, and make sure we could not assist with any further information.

I will reach out to each of you to discuss, and let me know if there is anything else we can provide in order to make a win win scenario for all.

Additionally, if someone would help me understand the zoning change process, that would be helpful. My assumption is, at the board meeting on Monday, they will discuss the concept, and if acceptable in discussion, we would proceed into a formal zoning change process.. Can you outline what those details are, and the appropriate timeline for that?

Thank you all,

Ryan Boozer
Senior Vice President



2001 Ross Avenue | Suite 2800
Dallas, TX 75201

Phone 214-210-1414

Mobile 214-300-1199

ryan.boozer@streamrealty.com

www.streamrealty.com



Building information

Type of Listing:	Industrial for Lease	Intersection:	Abbot Dr & Ave H
Lease Price:	\$3.75 PSF	LoopNet #:	17505363
Operating Type:	NNN		
Est. Expenses:	\$1.64/SF (2015)	Drive-In Doors:	6 (10'x14')
Available:	08/01/2015	Dock-High Doors:	12 (8'x9')
SF Available:	58,900 SF	Construction:	Precast concrete
Total Building SF:	78,400 SF	Heat & A/C:	GFA / AC – office only
Office Area:	2,200 SF	Roof:	No
Year Built:	2000	Power:	480V 800 Amps 3 Ph
Zoning:	GI	Floor Drain:	Two
Ceiling Height:	24' - 27'	Sprinkler:	Yes (ESFR System)
Column Spacing:	40' x 50'	Restrooms:	ADA
		Lot DIM/Size:	4.6 acres
Length of Lease:	Negotiable	Rent Escalator:	Negotiable
TI Allowance:	Negotiable	Lease Form:	Landlord's

Overview

Very clean building conveniently located near the airport with close proximity to I-480, I-680, I-80, I-29 and Hwy 75. Building features precast construction, 24' - 27' clear height, 12 dock doors, 6 drive-in doors, ESFR sprinkler system and a large truck court.

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawn without notice.

Contact us

AGENT: Ed Fleming
+1 402 763 1701
Omaha, NE
Ed.Fleming@colliers.com

AGENT: Matt Edney
+1 402 763 1753
Omaha, NE
Matt.Edney@colliers.com

COLLIERS INTERNATIONAL
6464 Center Street | Suite 200
Omaha, NE 68106
www.colliers.com

FOR LEASE > INDUSTRIAL SPACE

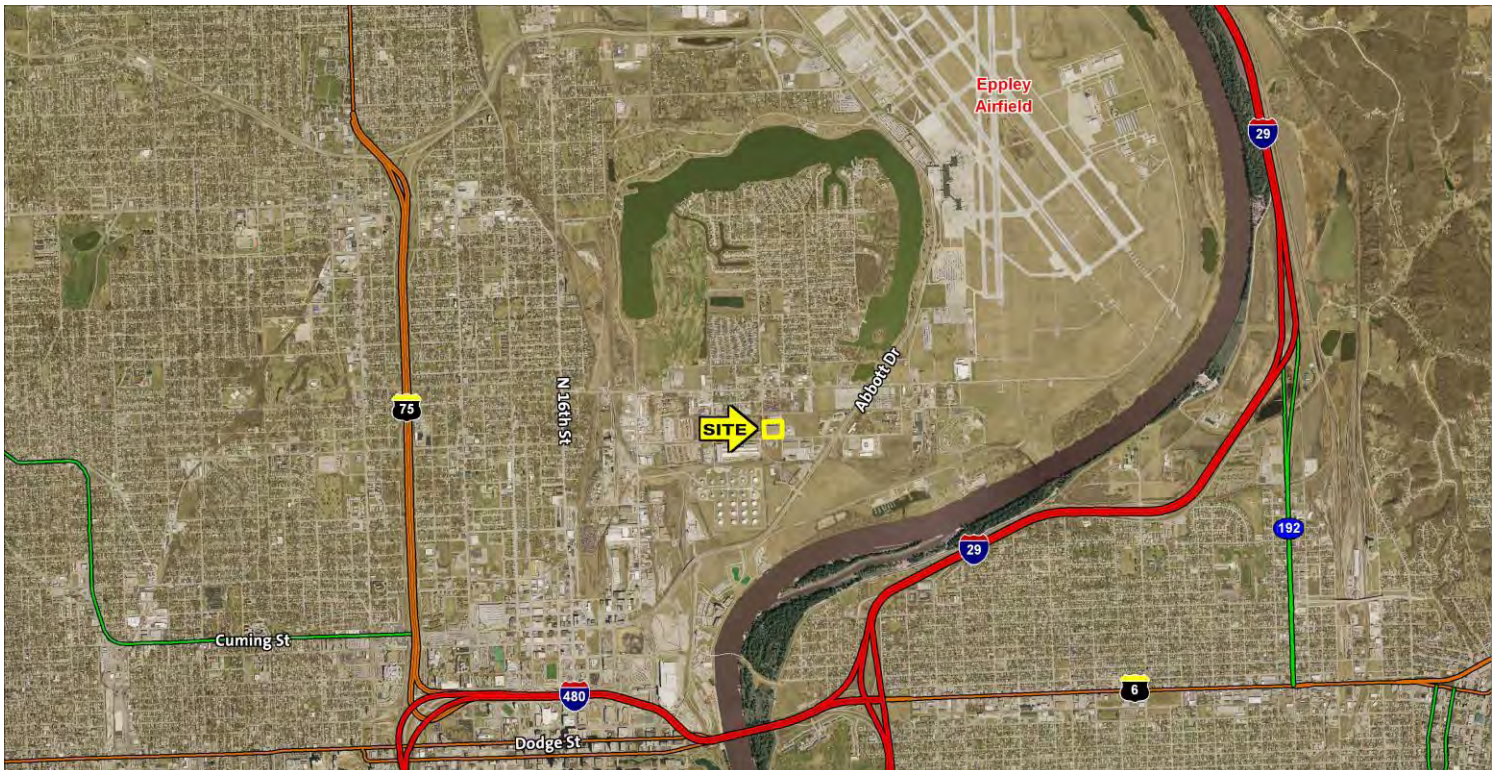
900 AVENUE H

CARTER LAKE, IA 51510



Accelerating success.

Aerial



Contact us

AGENT: Ed Fleming
+1 402 763 1701
Omaha, NE
Ed.Fleming@colliers.com

AGENT: Matt Edney
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CITY OF CARTER LAKE

Building Inspector's Office

950 Locust Street

Carter Lake, Iowa 51510

Office (712) 847-0535 Fax (712) 347-5454

Date: 10/8/15

To: Planning Board

Re: Casey's General Store

After receiving the site plan for the proposed new Casey's Store, I met with Ron Rothmeyer and Phil Newton to review the plans. I have a list of changes that we think need to be added or changed.

- 1) The Welcome to Carter Lake Sign For Liability issues the sign will need to be moved. Ron has details as to possible placement of the sign.
- 2) A sidewalk on the east side of Airport Dr from Locust to the north end of Casey's property.
- 3) Casey's Sign they have no details at this time as to type or size (they have different ones)
- 4) Landscaping will need to be determined later, there is not a lot of green space.
- 5) Rear setback in the C/L District is 25' which they have on print. With no concrete or storage behind the building might consider lenience if the need for more space is needed.
- 6) Detention Basin for storm water is eliminated, the General Permit #2 required through the DNR will have more information, and we will review that at a later time.

Barry Palmer

Building Inspector

712-847-0535

Barry.Palmer@carterlake-ia.gov



CASEY'S GENERAL STORES, INC.

PO. Box 3001 • One Convenience Blvd., Ankeny, Iowa 50021-8045 • 515-965-6100

October 7, 2015

City of Carter Lake
Attn: Barry Palmer
950 Locust Street
Carter Lake, IA 51510

RE: Locust Street & Airport Drive
Carter Lake, IA

Dear Barry:

Enclosed please find the site plans for a proposed Casey's General Store in Carter Lake, IA. I would appreciate it if you could perform a review of the site plan in regards to compliance with all applicable city code(s), including zoning, setbacks, parking, accesses, landscaping, etc.

Casey's proposes to connect to the City's water and sewer lines. Could you review the connections depicted in the site plan and verify that the city will allow Casey's to hook onto the lines as proposed.

After you have had a chance to review the attached site plan, I would appreciate it if you could forward a comment letter on your review. If you have any questions, please feel free to contact me at 515/963-3829 or via email at katie.derouchey@caseys.com. Casey's is excited by the opportunity to construct and operate a convenience store in Carter Lake, IA. Thank you for your time and cooperation and I look forward to working with you on this matter.

Sincerely,

Katie DeRouchey
Real Estate/Store Development
Assistant Administrator

Enclosures