

REGULAR PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, November 9, 2015 - 7:00 P.M.

Roll Call

Approval of the Agenda

1. Consent Agenda
 - a. Approve Planning Board Minutes – October 12, and November 2, 2015
 - b. Review City Council Minutes – October 19, and November 2, 2015
 - c. Review Building Permits – October, 2015

2. New Business
 - a. Aaron Ferer & Sons Co. – Remodel 2910 N. 9th for administrative offices
 - b. Stream Realty Partners – K & M Tire request conditional use permit for 900 Ave. H
 - c. Casey's General Store – Final site plan approval

3. Old Business (limit discussion 5 minutes per topic)
 - a. Storm Water Committee Update

4. Special Meetings

5. Assignments

6. Comments

Adjourn

11-06-15
dm

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Public Hearing and Regular Planning Board Meeting
Monday, Oct. 12, 2015 – 7:00 PM

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

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

Board member Pauly opened the regular meeting at 7:09 PM.

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

1. Consent Agenda – Moved by board member Podraza seconded by board member Dueling to approve the consent agenda as presented. Ayes: Unanimous.
2. New Business
 - a. Mark Redeker had previously submitted a request for approval to install a permanent monument sign where the temporary sign is currently installed. He is proposing 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. However, upon review the clerk provided copies of the development agreement that provides for an off-site sign at the location of their temporary sign and the City had agreed to a permanent easement. The board looked for a definition of a pole sign however, they were unable to find one in the current land development ordinances. Billboard signs are not permitted under our current ordinances. Some board members felt the drawing that was submitted shows more of a billboard/pole sign. They requested a professional drawing with accurate dimensions. Moved by board member Gundersen seconded by board member Podraza to approve the request for the sign. It should set back 5 foot from the curb on Airport Dr. and approximately in the same location that the temporary sign sits off of Locust Street. Ayes: Gundersen, Dueling, Podraza, Wahl. Nays: Palandri, Pauly.
 - b. The warehouse at 900 Ave. H is under contract to be purchased. The proposed business would be for a warehouse that stores tires. The board was not in favor of changing the zoning as requested. They suggested that the council consider changing the zoning definition for C-2 to include “Warehousing” like was done for C-1 zoning to accommodate Tighton Tools at 300 Locust. They would like for the definition to include dry goods and packaged goods. The warehouse definition and matrix should state that it would require a conditional use permit and that no outside storage would be allowed. Once the ordinance is changed, the council could issue a conditional use permit, specific to the owner of the business. The permit would not transfer to future owners or occupants. Moved by board member Gundersen seconded by board member Podraza to recommend to the council that the attorney draft and ordinance to include warehousing in the C-2 zoning and matrix. Ayes: Unanimous.

- c. Casey's General Store has submitted preliminary site plans for approval. They are proposing to build a new convenience store/gas station where the Dollar Rent A Car is currently located. There were several items the board would like addressed in the final plans. Those items include a request to move the entire facility back approximately ten feet. It was noted that they would need to submit a sign plan, landscaping plans, and water detention solutions. There is concern about the Carter Lake sign that sits on Locust at their proposed opening for a driveway. The maintenance supervisor has contacted Omaha and they would not object to removing the tree that is in Omaha on the southeast corner of the proposed project. The building inspector had provided a list of items that he would like to see addressed in the final plans. Moved by board member Gundersen seconded by board member Dueling to approve the preliminary plans. Ayes: Unanimous.
 - d. Board member Gundersen requested that his item, storm water ordinances, be removed from future agendas.
3. Old Business
 - a. There was not a storm water committee update at this time.
 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 she felt quite a bit was accomplished at this meeting.
Board member Pauly stated he would like to get some definitions of monuments signs for consideration at a future meeting.
Board member Dueling complimented the clerk's office on the packets and how thorough the information was that was provided.
Board member Palandri congratulated the council candidates that won the recent primary election. He thanked council members Aldmeyer, Huey and Hawkins for serving on the council and for their support of the planning board.

Meeting adjourned at 8:05 PM.

Doreen Mowery, City Clerk

Ray Pauly, Chairman

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Public Hearing and Special Planning Board Meeting
Monday, Nov. 2, 2015 – 7:00 PM

This Public Hearing was called to order at 7:02 PM by board chairman Ray Pauly.

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

The purpose of the public hearing was to consider the proposed change in the definition of the Unified Land Development Ordinances Section 309, sub-section “n. Warehousing (Enclosed-Limited”) and the Use Matrix to all “Warehousing (Enclosed-Limited)’ under C-2. There were no public comments made at this time. The clerk reported that she had not received any comments either written or oral regarding the proposed change.

Moved by board member Palandri seconded by board member Dueling to close the public hearing.
Ayes: Unanimous.

The public hearing was closed at 7:04 PM.

Chairman Pauly called the special meeting to order at 7:04 PM.

1. Moved by board member Palandri seconded by board member Dueling to recommend approval of the proposed ordinance to change the definition of the Unified Land Development Ordinances Section 309, sub-section “n. Warehousing (Enclosed-Limited)” and the Use Matrix to all “Warehousing (Enclosed-Limited)” under C-2. Ayes: Unanimous.

Meeting adjourned at 7:05 PM.

Doreen Mowery, City Clerk

Ray Pauly, Chairman

City of Carter Lake
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Proceedings: Monday, Oct. 19, 2015
Public Hearing and Regular City Council Meeting – 7:00 PM

The Pledge of Allegiance

Mayor Waltrip called the public hearing to order at 7:00 PM.

Roll Call: 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

The purpose of the public hearing is to consider the proposal to vacate and convey a portion of Ave. H between 5th St. and 9th St. to Owen Industries. Larry Joben and Bob Owen were present to represent Owen Industries. They reported that they entered into the original development agreement in 2013. They have made the final payment to the City for the infrastructure improvements, and the building has been completed and occupied. The Clerk stated that there were not written or oral comments received either for or against the vacation of Ave. H.

Moved by council member Hawkins seconded by council member Huey to closed the public hearing and go into the regular meeting. Ayes: Unanimous.

The public hearing was closed at 7:03 PM.

Mayor Waltrip called the regular meeting to order at 7:03 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 – Council member Hawkins requested that the Resource Center be added as item A. 4. Moved by Council member Aldmeyer seconded by council member Hawkins to approve the agenda with the addition. Ayes: Unanimous.
- III. Consent agenda – Council member Cumberledge requested that wage resolutions J. 1 and 2 be taken off the consent agenda and added to the regular agenda under his name. Moved by council member Melonis seconded by council member Cumberledge to approve the consent agenda with the deletions. Ayes: Unanimous.
- IV. New Business
 - A. Communications from the Public
 1. Vacating a portion of Ave. H

City of Carter Lake

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Public Hearing and Regular City Council Meeting – 7:00 PM

- a. Moved by council member Cumberlandge seconded by council member Hawkins to approve a resolution closing the public hearing and approving the proposed vacation and transfer of a portion of Avenue H between 5th Street and 9th Street. Ayes: Unanimous.
 - b. Moved by council member Aldmeyer seconded by council member Hawkins to approve an ordinance vacating a portion of Ave. H between 5th St. and 9th St. on the first consideration. Ayes: Unanimous.
 2. Mark Redeker was present to submit a proposal for a sign for the Super 8. He has agreed to install a sign that conforms to city size requirements. The sign will set 5 foot from the curb on the Airport Dr. side and the same distance from Locust Street as the current sign. The Attorney will need to prepare the permanent easement and place it on file at the court house. Moved by council member Cumberlandge seconded by council member Melonis to approve the placement of the sign on city right-of-way with the agreed upon stipulations. Ayes: Unanimous.
 3. Shirley Weir addressed the Mayor, Council and public regarding the Senior Center. She stated that Linda Tice is the director and she is responsible for all the home meals, bus trips and activities. The center is open at 9 AM and lunch is at 11:45. The suggested price is \$3.50 and reservations are required. The seniors play games, make crafts, exercise and play bingo. They coordinate with the Parks Department for some activities. There is also a monthly birthday party. Mrs. Weir invited all seniors to attend and bring a friend.
 4. Council member Hawkins requested an update on the status of the Resource Center since the Director, Michelle Kannedy, recently resigned. The Mayor reported that he was shocked by the resignation and he has been working on combining some of the programming with the Library. He has requested that the Resource Director meet with the Librarian to provide information on the newsletter as it is a priority to get it out in a timely manner. He will continue to work to see what he can put together for the kids. The Mayor intends to talk to the School and the Boys Club. He has given Michelle Kannedy a letter of recommendation and appreciation. Council member Hawkins would like to be copied in on items like the letter so she has a better idea of what is going on.
- B. Communications from the Departments
1. The Fire Department submitted a quote for portable radios for the new fire truck. Moved by council member Hawkins seconded by council member Aldmeyer to approve the purchase of the radios, per the quote submitted. Ayes: Unanimous.
 2. Ray Pauly reported that the Council had already been updated on items that had been before the Planning Board.
 3. There was a storm water meeting however council member Aldmeyer was not able to attend so he did not have an update at this time.
 4. Reaffirm appointments from Sept. meeting

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- a. Moved by council member Hawkins seconded by council member Cumberledge to approve the appointment of Hardy Brown to the board of adjustments. Ayes: Unanimous.
 - b. Moved by council member Huey seconded by council member Melonis to approve the appointment of Delbert Settles to the Library Board. Ayes: Unanimous.
5. Mayor Waltrip
- a. The Mayor stated that he has been approached by Black Hills energy. They purchase their gas from Northern Natural gas, not MUD, and there is a transfer station behind the old Bushy Johns. New housing and new businesses have increased the demand for gas and Northern Natural needs a larger transfer station. They plan on eliminating the station that is in the middle of the salvage yard and moving it up to Locust Street. There will be no cost to the city for this project.
 - b. The Mayor stated that the lake has been high for the past 2 ½ weeks but they have been pumping it and it is now down to close to where it belongs. He also stated that the seaweed will be an ongoing problem and he will keep working on it. Some people think the lake is good because the water is clear.
 - c. The Mayor reported that Casey's has submitted preliminary plans to build in Carter Lake.
 - d. Tighton Tools has recently purchased 300 Locust Street. They are in the process of cleaning up the inside. They recently removed the "for sale" sign. The Mayor complimented and thanked Attorney Thornton for the brilliant job he has done in regard to zoning issues. The purchase of this property should put closure to the pending lawsuit. As a distribution center, Tighton Tools will ship between 800 and 1,000 packages a day.
 - e. There was a house on Walker that has not been a good site for the past 7 to 8 years. The house has been torn down and the lot has been filled in.
 - f. There will be a candidate forum for the upcoming election on Tuesday, October 20 at 7:00 PM at Shoreline Golf Course Club House. Joni Piper, Tom Hanafan and Ron Risner will assist at the event.
6. Council member Cumberledge stated that he would like to get started on building a splash pad. He has talked with the parks director and he has not been able to locate the files regarding the previous work and bids that were taken in the parks department. Council member Cumberledge would like permission to get quotes for a splash pad. He would also like to use the \$33,000 that was not spent last year in the General Fund and use it to apply for matching grants. Council member Aldmeyer stated that the bids would have to be very broad since we don't have what is wanted narrowed down. He also stated that the Park Board has been discussing this project for over a decade. He does not object to working on narrowing down the options and getting a better price as long as there is no up-front costs. Council member Cumberledge suggested that we use the \$33,000 to get started and build it in two phases. He believed we can get what is needed for approximately

\$150,000. Council member Melonis stated it would be harmless to get ideas and costs. Council member Aldmeyer stated he thought it would cost at least \$200,000 and we would only be eligible for a \$50,000 grant. Council member Cumberlandedge suggested we do it in two separate phases building one half of the park out of two budget years. Council member Melonis would like to see a design before bids are requested, but she has no problem allowing them to look into costs. Mayor Waltrip and council member Cumberlandedge will meet with Chris Ethen tomorrow to get the process started.

Council member Cumberlandedge pulled the two police wage resolutions from the consent agenda. He stated that he doesn't understand why the wages are set the way they are in the contract. He feels that the increases that are given for a new title are excessive and he feels the contract is vague. Attorney Thornton offered to review the contract to see if there is any way around paying the stated wages for the Sgt. and Cpl. Council member Aldmeyer stated that the pay is set for the position and if the people are qualified for the position and approved then they are eligible for the pay that is set out in the contract. The Mayor stated that longevity is what was used to arrive at those dollar amounts. Council member Aldmeyer stated they are set based on their duties and responsibilities and rank. Council member Cumberlandedge would like Joe to look at the contract. The Mayor stated the Chief is getting paid by this contract as well. He would like to open the contract and fix the wages. Moved by council member Aldmeyer seconded by council member Hawkins to approve the pay resolutions for Sgt. Driscoll and Cpl. Meyer. Ayes: Aldmeyer, Hawkins, Huey, and Melonis. Nays: Cumberlandedge. The Mayor will review the contract and determine if he is going to veto the resolutions.

6. City Clerk

- a. The clerk presented the council with a request for preliminary approval of the plans for a Casey's General Store. Moved by council member Melonis seconded by council member Cumberlandedge to approve the preliminary plans as submitted. The proposed changes submitted by the planning board and the building inspector will need to be taken into consideration for final plan approval. Ayes: Unanimous.
- b. There is a potential buyer for 900 Ave. H. They would like to use the building to warehouse and distribute tires. They had originally requested a change in zoning. The planning board suggested that the council consider changing the definition of C-2 to include warehousing for packaged and dry goods and to allow it with a conditional use permit, specific to the applicant, not the building. The purchaser is ready to close on the deal. Attorney Thornton will talk with their attorney to update them on the council's input and timing. Moved by council member Hawkins seconded by council member Melonis to set a public hearing for Nov. 2, 2015 at 7:00 PM to consider changing the zoning ordinance. The council will also consider the first reading of the ordinance at that meeting. Ayes: Unanimous.

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- c. OMA Lodging would like to assign their TIF payments to CB Savings Bank. Moved by council member Aldmeyer seconded by council member Hawkins to approve the TIF assignment. Ayes: Unanimous.
- d. The clerk did not publish the public hearing set for Fleetpark regarding zoning in the Business Park District. Attorney Thornton reported that the zoning no longer needs to be changed. The agreement was that the zoning would need to be changed only in the event the front building sold. That does not appear as though it is going to happen. Moved by council member Cumberledge seconded by council member Melonis to table the request until further notice from Fleetpark. Ayes: Unanimous.

V. Ordinances

A. The clerk requested that section 87.07 (3) be changed from Little Rock Animal Services Division to Nebraska Humane Society. Moved by council member Melonis seconded by council member Hawkins to approve an amendment to Chapter 87 pertaining to Animal Control – Potentially Dangerous Breeds, with the change, on the third consideration. Ayes: Aldmeyer, Hawkins, Huey, Melonis. Nays: Cumberledge.

Attorney Thornton reported that he does not find anything that would prohibit the City from using a rescue service for impounded animals. If the council wants to go that route, they will need an agreement with the rescue service.

VI. Resolutions

- A. Moved by council member Hawkins seconded by council member Cumberledge to adopt a resolution approving liens for unpaid utility bills. Ayes: Unanimous.
- B. Moved by council member Melonis seconded by council member Huey to adopt a resolution authorizing liens for unpaid snow removal bills. Ayes: Unanimous.
- C. Moved by council member Cumberledge seconded by council member Huey to approve a resolution writing off uncollectible utility bills. Ayes: Unanimous.

VII. Comments

Mayor Waltrip stated that on tomorrow's front page of the World Herald there will be an article about a totem pole that has been installed near the Library. The dedication is scheduled for tomorrow at 10:00 AM.

38 years ago a group of volunteers started writing the history of Carter Lake. Dee Harrison, Wanda Simoneti, and Dorothy Lodes have been the primary writers that have worked on it since its inception. Mary Schomer has been assisting for the past several years. The book is now ready at the Library. The cost is \$20 and they are only taking cash.

City of Carter Lake

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Barb Melonis suggested that the minutes for the storm water meetings be placed on the consent agenda for approval, instead of the monthly updated. Council member Melonis contacted the Mayor regarding the electronic newsletter and how it was going to be continued after the resignation of the Resource Center personnel. The Mayor assured her that the newsletter would continue and it would only get better. Council member Melonis stated she had struggled over the dangerous dog ordinance, and we need to remember the ordinance is only as good as the enforcement.

Ron Cumberledge assured everyone that the Resource Center programming will be kept and that they will get someone to run the program as soon as possible. Council member Huey thanked everyone for coming to the meeting. He reminded everyone to check their fire alarm batteries when changing their clocks.

Council member Hawkins encouraged everyone to get to know the candidates. She also reminded everyone that it will be snowing soon and that the snow is not to be thrown into the streets and sidewalks must be kept clear.

R. J. Brown discussed the sign on Abbott Dr. The Carter Lake portion was removed and he would like it replaced. The Mayor assured him he would look into it.

Jeannine Poldberg informed everyone that she has finished making payments for her rental property where the prior renter left a utility bill. She expressed dissatisfaction with the way the delinquent bill was handled and how PeopleService handled the payments. Mrs. Poldberg also stated that as she has been walking around town she noticed several houses without house numbers on them and that would be concerning during an emergency call.

Bobby Freeman stated that he is on the park board and he went with the park director to look at a spot for a splash pad. He thinks it would be a good fit north of the track at the school. He also suggested that the city do the project in small increments in order to be able to pay for it.

Dee Harrison and Wanda Simoneti reported that the history books are for sale at the Library. The cost will be \$20 each.

Shirley Weir will be back next month to report on the Senior Center again.

Kellie Brock thanked Ron Cumberledge for working on a splash park. She also thanked the Mayor for sending out information on the candidates' night and paying for it out of his pocket.

Nicole Driscoll and Kathy Glathar reported that they have had two surrender cats in the past month. They will get on next month's agenda to discuss the possibility of using a rescue facility for Carter Lake animals.

Mary Schomer stated that she feels it is an honor to be able to work on the history book with the ladies from the original committee.

Ray Weir suggested that there be more advanced billing when the circus comes to town. The Mayor stated he is just doing what the City allows and they are usually only here for 4 or 5 days and he does not require them to get permits since they set up on private property.

The public was reminded of the candidate forum tomorrow night.

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This meeting was adjourned at 8:30 PM.

Doreen Mowery, City Clerk

Gerald Waltrip, Mayor

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Public Hearing and Special City Council Meeting
Monday, Nov. 2, 2015 – 7:15 PM

This Public Hearing was called to order at 7:15 PM by Mayor Gerald Waltrip.

Roll Call: Present: Council members Aldmeyer, Hawkins, Cumberledge
Absent: Council members Huey, Melonis
Also present: City Clerk Doreen Mowery

The purpose of the public hearing was to consider the proposed change in the definition of the Unified Land Development Ordinances Section 309, sub-section “n. Warehousing (Enclosed-Limited)” and the Use Matrix to all “Warehousing (Enclosed-Limited)’ under C-2. There were no public comments made at this time. The clerk reported that she had not received any comments either written or oral regarding the proposed change.

Moved by council member Aldmeyer seconded by board member Hawkins to close the public hearing. Ayes: Unanimous.

The public hearing was closed at 7:17 PM.

Mayor Waltrip called the special meeting to order at 7:17 PM.

1. Planning board chairman, Ray Pauly reported that the board recommends approval of the proposed ordinance change. Moved by council member Cumberledge seconded by council member Aldmeyer to approve an ordinance to change the definition of the Unified Land Development Ordinances Section 309, sub-section “n. Warehousing (Enclosed-Limited)” and the Use Matrix to all “Warehousing (Enclosed-Limited)” under C-2 on the first consideration. Ayes: Unanimous.

Meeting adjourned at 7:19 PM.

Doreen Mowery, City Clerk

Gerald Waltrip, Mayor

2015 October
Residential Building Permits

Permit #	Date	Applicant	Applicant Phone	Address	Property Owner	Owner Phone	Description	Permit Amount	Date Paid	Recpt. #	Value of Permit
R168-15	10/5/2015	Kolhof & Sons	402-619-9389	3714 N 13th	Paul/Mary Schomer	712-3487-5785	Replace Roof	\$ 18.50	10/6/2015	15307	\$ 4,900.00
R169-15	10/6/2015	Mike Bartlett	712-347-5569	4155 N 13th	Mike Bartlett	712-347-5569	Garage Door	\$ 25.00	10/6/2015	15309	\$ 4,000.00
R170-15	10/7/2015	Lakeside MHC	712-347-5945	3510 N 9th #164	Lakeside MHC	712-347-5945	New Main Disconnec	\$ 25.00	10/21/2015	15350	\$ 400.00
R171-15	10/7/2015	Asco Restoration	402-679-4392	3906 N 9th	Steve / Gina Brown		Replace Siding/Misc	\$ 13.50	10/7/2015	15340	\$ 4,000.00
R172-15	10/16/2015	KJ Field Services	515-491-3180	1333 Holiday	National Advantage	515-491-3180	Gas Preas. Test/BHE	\$ 25.00	10/19/2015	15336	\$ 300.00
R173-15	10/19/2015	Blue Sky Inc	402-689-1576	3006 / 3008 Nakom	Dennis Rochford	402-689-1576	New Const.	\$ 3,786.54	10/19/2015	15339	\$ 270,000.00
R174-15	10/19/2015	Drew Evers	402-680-5144	730 Key Cr	Drew Evers	402-680-5144	Replace Roof	\$ 18.50			\$ 8,900.00
R175-15	10/19/2015	Kimberly Mlejnek	402-297-1237	3510 N 9th #91	Lakeside MHC	712-347-5945	Gas Preas. Test/BHE	\$ 25.00	10/19/2015	15338	\$ 300.00
R176-15	10/19/2015	Richard Brook	712-309-6412	1310 Mayper	Richard Brook	712-309-6412	Replace Driveway	\$ 23.00	10/19/2015	15346	\$ 3,500.00
R127-15	10/20/2015	Lakeside Mobile Hor	712-347-5945	3510 N 9th #316	Lakeside Mobile Home	712-347-5945	GasLine / BHE Fax	\$ 25.00	10/27/2015	15349	\$ 300.00
R177-15	10/21/2015	Lakeside Constructio	402-706-4152	1016 Shoal Dr	Owen Dashner		Replace Driveway	\$ 18.50	10/21/2015	15351	\$ 10,000.00
R178-15	10/22/2015	Lakeside Constructio	402-706-4152	1513 Neptune	Bill Gemeiner		Deck	\$ 23.00	10/21/2015	15352	\$ 14,000.00
R179-15	10/26/2015	Ron Cumberledge		706 Steele	Ron Cumberledge		Replace Roof	\$ 18.50	10/27/2015	15364	\$ 5,000.00
R180-15	10/26/2015	Best Roofing	402-706-3591	1007 Ave O	Bill Haden Jr	402-578-3211	Replace Roof	\$ 18.50	10/26/2015	15363	\$ 7,160.00
R181-15	10/27/2015	Kevin & Teresa Awal	712-310-8231	1114 Lindwood	Kevin & Teresa Awall	712-310-8231	Garage electrical	\$ 50.00	10/27/2015	15361	\$ 700.00
R182-15	10/27/2015	Aksarben Heating	402-331-1233	1406 Holiday Dr	Mike Holman	402-727-4674	Replace A/C Unit	\$ 28.50	10/27/2015	15362	\$ 3,689.00
R183-15	10/27/2015	Metro Driveway Co	402-769-5546	611 Ave Q	Steve/Lisa McAlpine	402-813-4916	Replace Driveway	\$ 23.00	10/27/2015	15370	\$ 6,000.00
R184-15	10/28/2015	Imperial Electric	712-545-4022	1207 Silver Ln	Dennis Dargin		Electric Repair	\$ 71.50			\$ 1,000.00

Commercial Permits

C20-15	10/8/2015	Action Plumbing	402-423-6960	2010 Abbott Dr	Lincoln Hotel Group		Plumbing	\$ 2,755.50	10/13/2015	15321	\$ 500,000.00
C21-15	10/16/2015	North American Roo	800-551-5602	501 Ave H	Owen Industries	712-347-5500	Replace Roof	\$ 4,480.88	10/19/2015	15335	\$ 1,490,439.00
C22-15	10/19/2015	Spearmint Rhine	402-890-6598	2449 N 13th	Wings Flyway Bar-Grill	951-533-7796	Replace Roof	\$ 316.47	10/19/2015	15345	\$ 27,000.00

TOTAL: \$ 11,789.39

TOTAL: \$ 2,361,588.00

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

Receipt # _____
Amount \$ _____
By _____ Date _____

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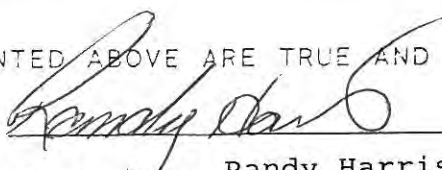
APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: AARON FERER AND SONS CO Phone: 402-342-2436
Address: 155 Ida ST #Status: A
2. REPRESENTED BY: Randy Harris Phone: 402-880-7552
Address: 1014 Ave O Carter Lake, IA 51510
3. STREET ADDRESS/LOCATION: 2910 N 9th ST
4. LEGAL DISCRPTION: Steele and Woods LTS 1-3 BLK 4
5. OWNERS NAME: Whitney H. Ferer
6. OWNERS ADDRESS: 5102 Cass ST, Omaha, NE 68132
7. REASONS FOR REQUEST AND INTENDED USES: Relocate Business
Administrative
8. ZONING DISTRICT: C/L
9. PRESENT USE: Previously a Day Care
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE.
11. ADMINISTRATIVE DECISION ISSUED: _____

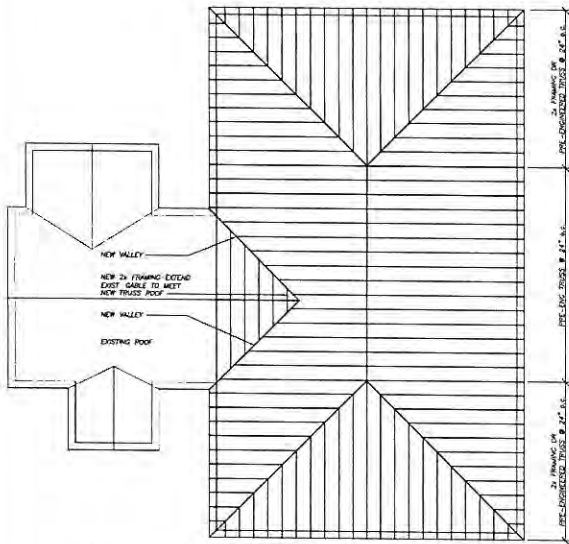
FOR OFFICE USE

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:

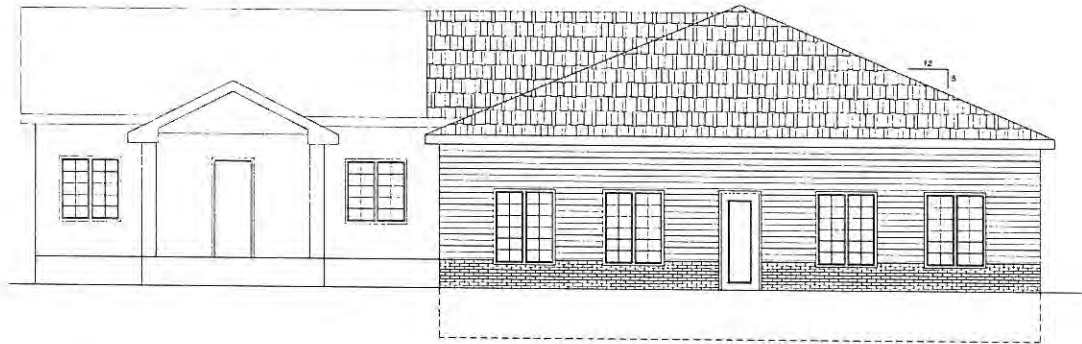
13. SIGNATURE:  Date: 10-23-15
TYPED OR PRINTED NAME: Randy Harris *Status: A

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



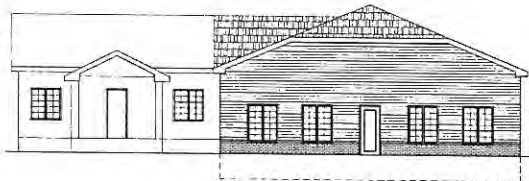
ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"



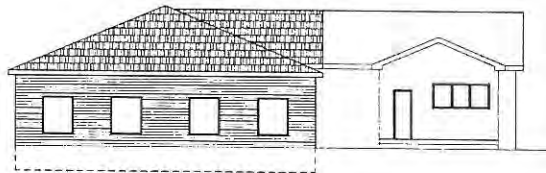
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



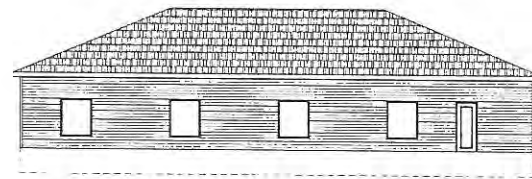
ALT. FRONT ELEVATION

SCALE: 1/8" = 1'-0"



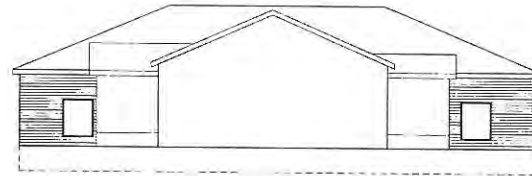
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

ENGINEER'S CERTIFICATION

I, S. MICHAEL BRENEMAN, OF OMAHA, NEBRASKA, DO CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE MADE UNDER MY DIRECT SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA.

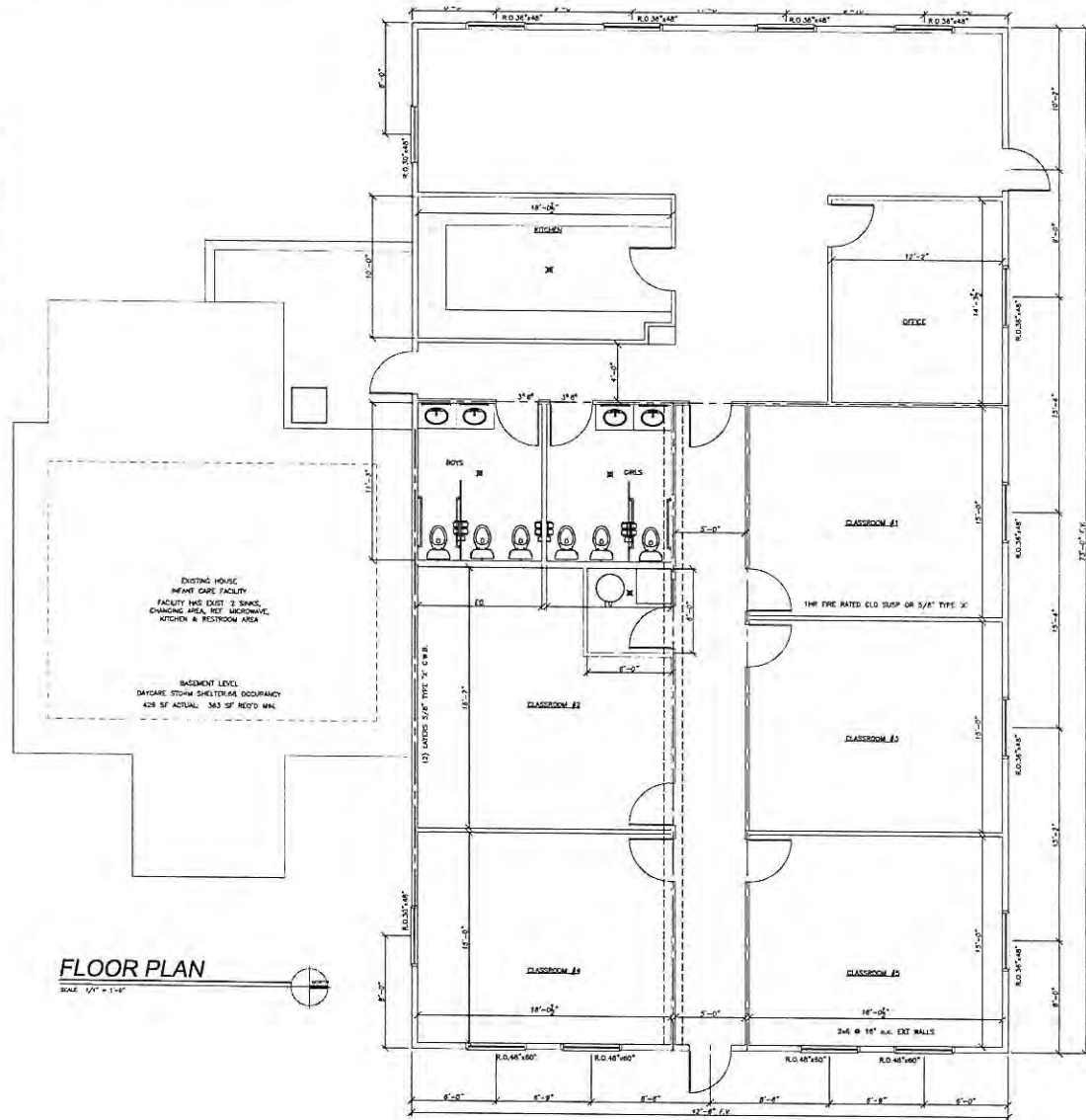
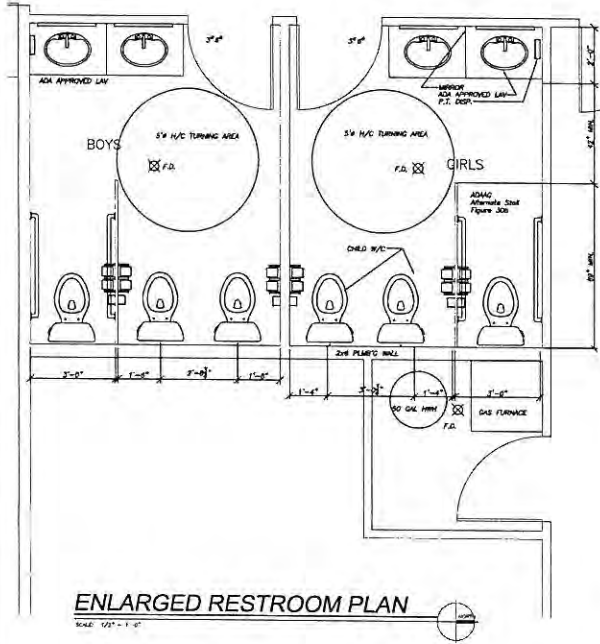
P.E. No. 7762 EXPIRES: 12/31/2007 DATE

REV. NO.	DATE	REVISION DESCRIPTION

EARTHONES DEVELOPMENT
 155 JDA STREET
 OMAHA, NE 68110

PROJECT NUMBER: 07-01
 DATE DRAWN: 17 MAY 2007

A1
 DRAWING NUMBER



REV NO	DATE	REVISION DESCRIPTION
A <td> <td></td> </td>	<td></td>	

EARTH TONES DEVELOPMENT
155 IDA STREET
OMAHA, NE 68110

PROJECT NUMBER: 07-01
DATE PLOTTED: 17 MAY 2007

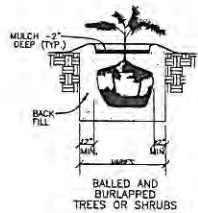
S2

DRAWING NUMBER

ENGINEERS CERTIFICATION
I, S. MICHAEL BERNHARDT, OF OMAHA, NEBRASKA, DO CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE MADE UNDER MY WRITTEN SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF NEB.

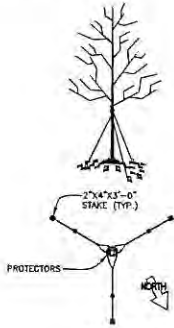
P.E. No. 7281 RENEWA EXPIRES: 12/31/2007 DATE

NOTE: MULCH ALL PLANTING BEDS WITH BARK.



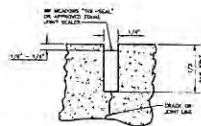
PIT DETAILS
NO SCALE

NOTE: REMOVE BURLAP AND TIES FROM TOP OF BALL ONLY.



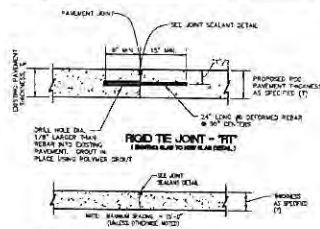
PLANTING DETAILS
NO SCALE

NOTES:
FINISH GRADING:
GRADE LAWN AREAS TO FINISH GRADE, FILLING AS NEEDED OR REMOVING SURPLUS DIRT AND FLOATING AREAS TO A SMOOTH, UNIFORM GRADE AS INDICATED ON GRADING PLANS. ALL LAWN AREAS SHALL SLOPE TO DRAIN.
LOOSEN SOIL TO A DEPTH OF (12") INCHES IN LAWN AREAS BY APPROVED METHOD OF SCARIFICATION AND GRADE TO REMOVE ROCKS AND DEPRESSING. REMOVE STONES OR FOREIGN MATTER OVER (2") INCHES IN DIAMETER FROM TOP (2") INCHES OF SOIL. FLAT LAWN AREAS TO APPROXIMATELY FINISH GRADE.
SOOD:
THE KENTUCKY BLUEGRASS SOOD SHALL BE NURSERY GROWN. IT SHALL BE UNIFORMLY CUT APPROXIMATELY 3/4" OR MORE THICK AND BE WELL ROOTED 2-YEAR OLD GROWTH OF PERMANENT AND DESIRABLE GRASSES, INDIGENOUS TO THIS GENERAL LOCATION. THE SOOD SHALL BE PRACTICALLY FREE FROM WEEDS AND UNDESIRABLE GRASSES.
SOOD MAY BE PLACED AT ANY TIME WHEN THE GROUND IS NOT FROZEN.
THE SURFACE ON WHICH THE SOOD IS TO BE LAID SHOULD BE FIRM AND FREE FROM FOOTPRINTS OR OTHER DEPRESSIONS.

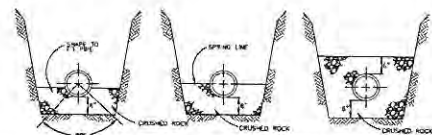
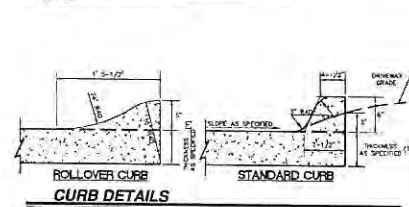


- NOTES:
- 1) REQUIRED FOR ALL JOINTS EXCEPT FOR EXPANSION JOINTS AND ADHESIVE OVER CONCRETE PARAPETS.
 - 2) CONTRACTOR MAY USE SELF-LEVELING GROUT APPLIED JOINT SEALANT FOR STREET PATIQUES.
CONFORMING TO OR APPROVED EQUAL BY MEMBERS COLD APPLIED FOR SEAL.

JOINT SEALANT DETAIL
NO SCALE



CONTRACTION JOINT
NO SCALE



SLOPE OF TRENCH SHALL TO BE DETERMINED BY CONTRACTOR (TYP.)

DIP VCP

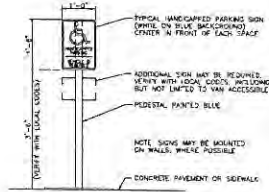
PVC/ABS COMPOSITE WALL

PVC/BOLY SOLID WALL

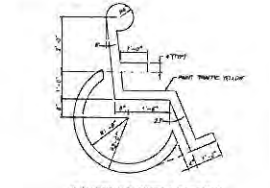
NOTES: 1. ALL SANITARY SEWER PIPE SHALL BE BEDDED IN ACCORDANCE WITH THESE DETAILS.
2. CRUSHED ROCK GRANULOMETER #20 PIPE BEDDING FOR PIPES 12" IN DIAMETER AND SMALLER SHALL BE AS FOLLOWS:

PIPE SIZE	THICKNESS
3/4" INCH	120
1 1/2" INCH	80 @ 115
2" INCH	70 @ 115
3" INCH	15 @ 110
NO. 20S	3 @ 110

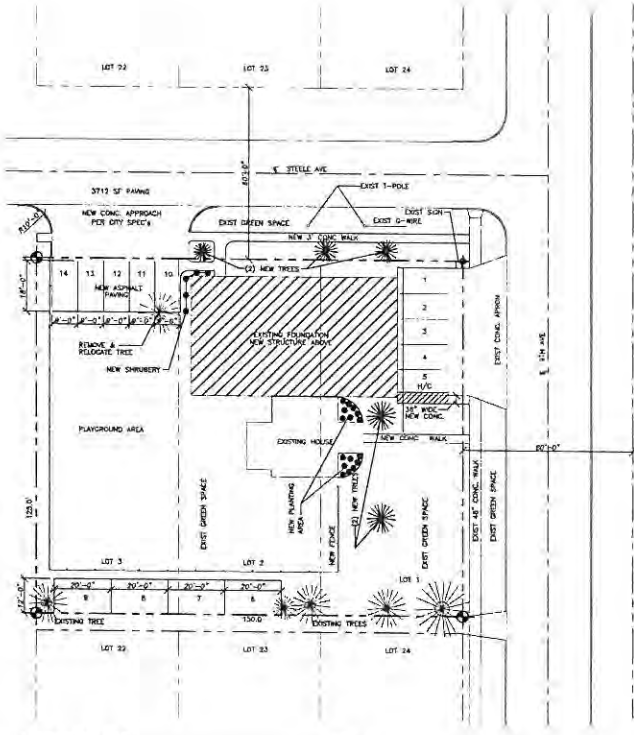
SANITARY SEWER BEDDING DETAILS
NO SCALE



H/C PARKING SIGN
NO SCALE



H/C PARKING SYMBOL
NO SCALE



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

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	C/L	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	

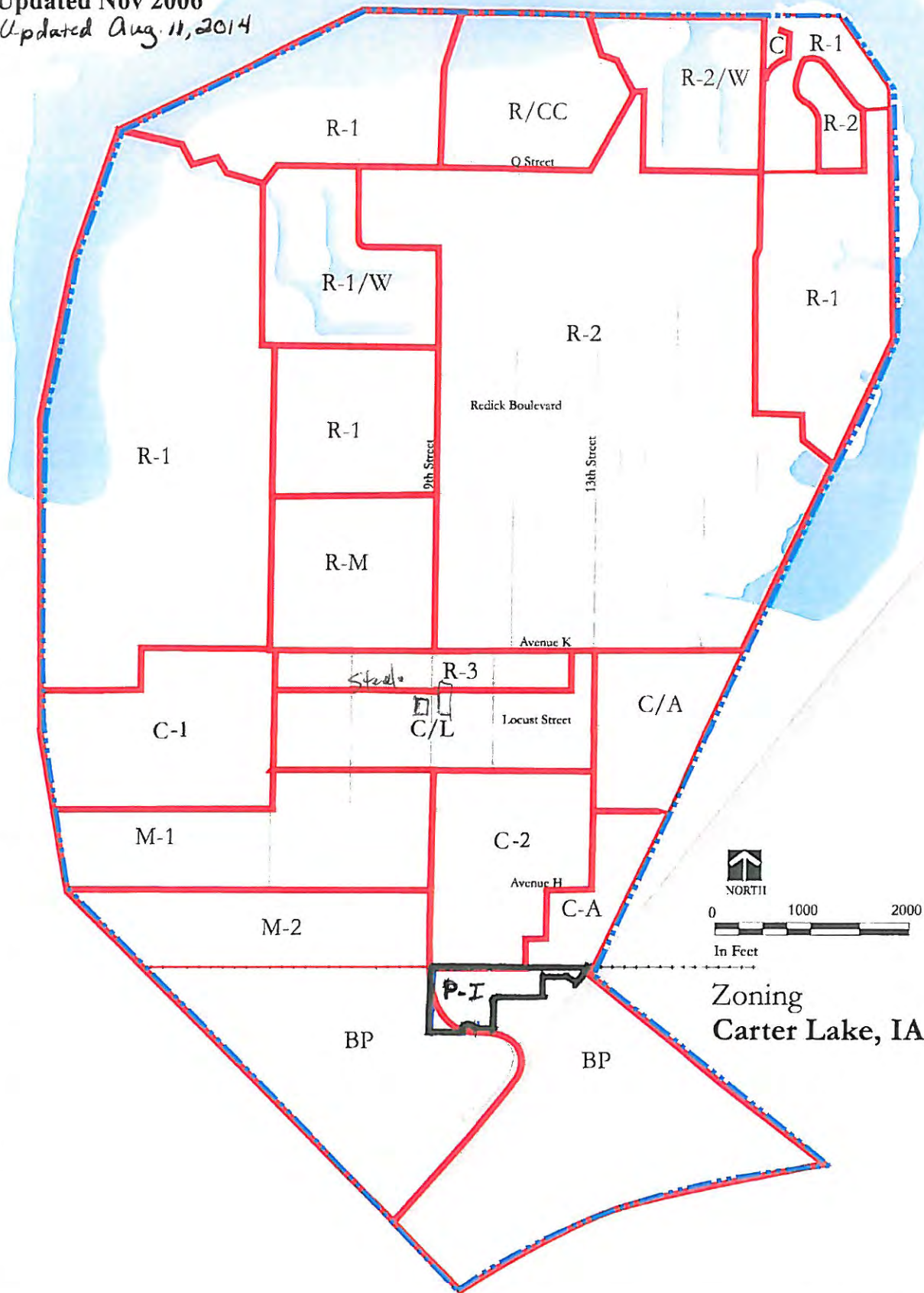
P Permitted by right or by right subject to supplemental regulations

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

Attachment A
August 8, 2006
Updated Nov 2006
Updated Aug. 11, 2014



Zoning
Carter Lake, IA

From: [Ryan Boozer](#)
To: [Doreen Mowery](#)
Cc: [Jeffrey Wyatt](#); [Ken Langhals](#); [Kevin Schnipke](#)
Subject: RE: 900 Ave H - Carter Lake Zoning Change Request
Date: Thursday, November 05, 2015 8:56:40 AM
Attachments: [image001.png](#)
[Letter to Carter lake - Conditional Use permit - 11.4.15.docx](#)

Good Morning Doreen,

Thanks again for the help on this. Please find the attached letter requested from your email below.

Let me know if there is anything else I can provide for you, but hopefully, this helps explain what they are going to be doing in the premises.

Thank you again, and let me know what else, if anything, we need to do for this to be read/reviewed on Monday night.

Thanks,

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

From: Doreen Mowery [mailto:doreen.mowery@carterlake-ia.gov]

Sent: Wednesday, November 04, 2015 5:32 PM

To: Ryan Boozer <Ryan.Boozer@streamrealty.com>

Subject: RE: 900 Ave H - Carter Lake Zoning Change Request

What we did on the last one was you submit a letter with your proposed operations. I will take it to the Planning board and council and get their approval.

Planning board meets Monday. I am working on their agenda tomorrow. Then I will take it to the council on the 16th. Glad you asked so we can get it to the planning board.

I am questioning your wording – non-enclosed tire storage? You will want to make sure in your request for conditional use permit that you explain your operations. Will all storage be inside the warehouse? By non-enclosed do you mean unpackaged dry goods? And you should probably have someone at both meetings to address any questions they may have.

The meetings are at 7:00 PM at City Hall – 950 Locust.

Doreen Mowery

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

From: Ryan Boozer [<mailto:Ryan.Boozer@streamrealty.com>]
Sent: Wednesday, November 04, 2015 5:27 PM
To: Doreen Mowery
Cc: Jeffrey Wyatt
Subject: RE: 900 Ave H - Carter Lake Zoning Change Request

Doreen,

Thank you again! Last question today hopefully.. what do we need to do in order to obtain our Conditional use Permit that will allow for non-enclosed tire storage?

Point me in the right direction, and I will take care of it! Is that something we can fill out now, and get turned around in time for approval perhaps on the 16th as well?

Thank you again for your time,

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

From: Doreen Mowery [<mailto:doreen.mowery@carterlake-ia.gov>]
Sent: Tuesday, November 03, 2015 2:40 PM
To: Ryan Boozer <Ryan.Boozer@streamrealty.com>
Subject: RE: 900 Ave H - Carter Lake Zoning Change Request

Doreen Mowery

City Clerk
City of Carter Lake

950 Locust St.
Carter Lake, IA 51510
Office: 712-847-0534
Fax: 712-347-5454
www.cityofcarterlake.com

From: Ryan Boozer [<mailto:Ryan.Boozer@streamrealty.com>]
Sent: Tuesday, November 03, 2015 2:38 PM
To: Doreen Mowery
Cc: jdthornton@smithpeterson.com; Jeffrey Wyatt
Subject: RE: 900 Ave H - Carter Lake Zoning Change Request

Doreen / Joe,

Spoke to Joe yesterday and asked for a copy of the zoning ordinance verbage. Can you guys forward to me what was presented yesterday evening, and give me a quick update?

Thanks,

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

From: Doreen Mowery [<mailto:doreen.mowery@carterlake-ia.gov>]
Sent: Tuesday, October 13, 2015 4:16 PM
To: Ryan Boozer <Ryan.Boozer@streamrealty.com>
Subject: RE: 900 Ave H - Carter Lake Zoning Change Request

Joe –

Please prepare an ordinance similar to the one for the C-1 on warehousing – change it to include packaged and/or dry goods. The matrix should be changed to include the warehousing to C-2 and require a conditional use permit that is specific to each tenant.

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: Ryan Boozer [<mailto:Ryan.Boozer@streamrealty.com>]
Sent: Tuesday, October 13, 2015 11:34 AM
To: Doreen Mowery
Cc: jdthornton@smithpeterson.com; Jeffrey Wyatt
Subject: FW: 900 Ave H - Carter Lake Zoning Change Request

Doreen / Mr. Thornton,

I wanted to follow up with you both regarding the zoning / planning board hearing yesterday evening regarding Langhals Enterprises and the building at 900 Ave H, Carter Lake.

My understanding is the board approved to leave the zoning as C-2, but to allow a special use variance that will allow tire storage during the ownership of Langhals Enterprises. Additionally, we need it to cover warehouse for the existing and any future tenancy during their ownership.

I believe, Mr. Thornton was going to draft the documentation for this, and we would like to review so we can get finalized next Monday the 19th.

I will reach out to both of you and feel free to call with any questions.

Thanks,

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

From: Ryan Boozer
Sent: Tuesday, October 06, 2015 3:02 PM
To: 'jdthornton@smithpeterson.com' <jdthornton@smithpeterson.com>
Subject: FW: 900 Ave H - Carter Lake Zoning Change Request

Sorry.. wrong email address.. here you go..

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

From: Ryan Boozer

Sent: Tuesday, October 06, 2015 2:56 PM

To: 'barry.palmer@carterlake-ia.gov' <barry.palmer@carterlake-ia.gov>;
'doreen.mowery@carterlake-ia.gov' <doreen.mowery@carterlake-ia.gov>

Cc: 'j.thornton@smithpeterson.com' <j.thornton@smithpeterson.com>; Jeffrey Wyatt
<Jeffrey.Wyatt@colliers.com>; 'Ken Langhals' <Ken.Langhals@kmtire.com>; Kevin Schnipke
<Kevin.Schnipke@kmtire.com>

Subject: 900 Ave H - Carter Lake Zoning Change Request

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.booser@streamrealty.com

www.streamrealty.com



November 4, 2015

Via Email: Doreen.mowery@carterlake-ia.gov

**Doreen Mowery
City of Carter Lake
950 Locust Street
Carter Lake, Iowa 51510**

Re: 900 Ave H, Carter Lake, IA / Zoning – Conditional Use Permit

Doreen,

On behalf of Langhals Enterprise (“Purchaser”) I would like to present this letter in order to obtain a Conditional Use Permit for the property at 900 Ave H, in Carter Lake, IA.

I am the President and Founder of K&M Tire (“Proposed Leasee”) and the Managing Member of Langhals Enterprises LLC. K&M is a family-owned regional tire distributor currently operating 20 warehouses in over 12 states. K&M sells to the retail dealers and private distributors across the country, but not directly to the consumer. For more information on the company, please visit www.kmtire.com

The actual operation and potential use of the property at 900 Ave H, will be for the purpose of tire storage and distribution. The majority of the tires will be hand stacked in the warehouse, with some smaller, utility vehicle, light farm, or trailer tires being racked in the warehouse, but typical racking does not exceed 14’. No retail sales will occur at the premises.

All tire storage will occur in the premises, and the exterior of the building will be used for employee parking, and truck / trailer loading, unloading, shipping, and receiving of product.

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

Sincerely,

Ken Langhals

President
K&M Tire

From: katie_derouche@cseays.com
To: [Doreen Mowery](mailto:Doreen.Mowery)
Cc: [Barry Palmer](mailto:Barry.Palmer)
Subject: RE: Carter Lake Caseys
Date: Thursday, November 05, 2015 3:12:46 PM
Attachments: [Image001.png](#)
[AL-101.pdf](#)

Doreen,
Just checking in with you on the site plan revisions – can you please confirm that where we have placed the Carter Lake sign is the preferred location?

Katie DeRouchey
Real Estate/Store Development
Phone: 515-963-3829

From: DeRouchey, Katie
Sent: Tuesday, November 3, 2015 3:55 PM
To: 'Doreen Mowery'
Cc: Barry Palmer
Subject: RE: Carter Lake Caseys

Doreen,
The site plan has been revised per the comments that we received. We have moved the Carter Lake sign to the SE corner of the property – can you confirm that this is where you want it to be located? If so, I will have my engineer get the legal description drawn up and we will draft an easement for this to be located on our property.

Thanks,

Katie DeRouchey
Real Estate/Store Development
Phone: 515-963-3829

From: Doreen Mowery [<mailto:doreen.mowery@carterlake-ia.gov>]
Sent: Tuesday, November 3, 2015 8:35 AM
To: DeRouchey, Katie
Cc: Barry Palmer
Subject: RE: Carter Lake Caseys

Katy

The proposed building site is C/A. There is no rear yard setback in the C/A district. Our zoning regulations are on-line at www.carterlake-ia.gov
If you have additional questions please let me or Barry know.

Doreen Mowery
City Clerk
City of Carter Lake
950 Locust St.
Carter Lake, IA 51510
Office: 712-847-0534
Fax: 712-347-5454
www.cityofcarterlake.com

From: katie_derouche@cseays.com [mailto:katie_derouche@cseays.com]
Sent: Tuesday, November 03, 2015 8:29 AM
To: Doreen Mowery
Cc: Barry Palmer
Subject: RE: Carter Lake Caseys

Good morning,

We are revising the site plan in response to the comments below. We need clarification on the 25' rear yard setback. We can move the building back by 10', as requested, but we will be encroaching the 25' setback. Will I need to request a variance for this? The comment below states that there may be some lenience granted, as there is no concrete or storage behind the building. Please advise.

Thanks,

Katie DeRouchey
Real Estate/Store Development
Phone: 515-963-3829

From: Doreen Mowery [<mailto:doreen.mowery@carterlake-ia.gov>]
Sent: Tuesday, October 27, 2015 11:16 AM
To: DeRouchey, Katie
Cc: Barry Palmer
Subject: Carter Lake Caseys

Katie –

Here are the minutes and notes from the meetings and building inspector. We are excited to have you coming to Carter Lake. If you need any additional information, please feel free to call me or the building inspector. We will be happy to help you.

This is from the Planning Board Minutes:

Casey's General Store has submitted preliminary site plans for approval. They are proposing to build a new convenience store/gas station where the Dollar Rent A Car is currently located. There were several items the board would like addressed in the final plans. Those items include a request to move the entire facility back approximately ten feet. It was noted that they would need to submit a sign plan, landscaping plans, and water detention solutions. There is concern about the Carter Lake sign that sits on Locust at their proposed opening for a driveway. The maintenance supervisor has contacted Omaha and they would not object to removing the tree that is in Omaha on the southeast corner of the proposed project. The building inspector had provided a list of items that he would like to see addressed in the final plans. Moved by board member Gunderson seconded by board member Dueling to approve the preliminary plans. Ayes: Unanimous.

This is from the City Council Minutes:

The clerk presented the council with a request for preliminary approval of the plans for a Casey's General Store. Moved by council member Melonis seconded by council member Cumberland to approve the preliminary plans as submitted. The proposed changes submitted by the planning board and the building inspector will need to be taken into consideration for final plan approval. Ayes: Unanimous.

Here are notes from the Building Inspector:

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.

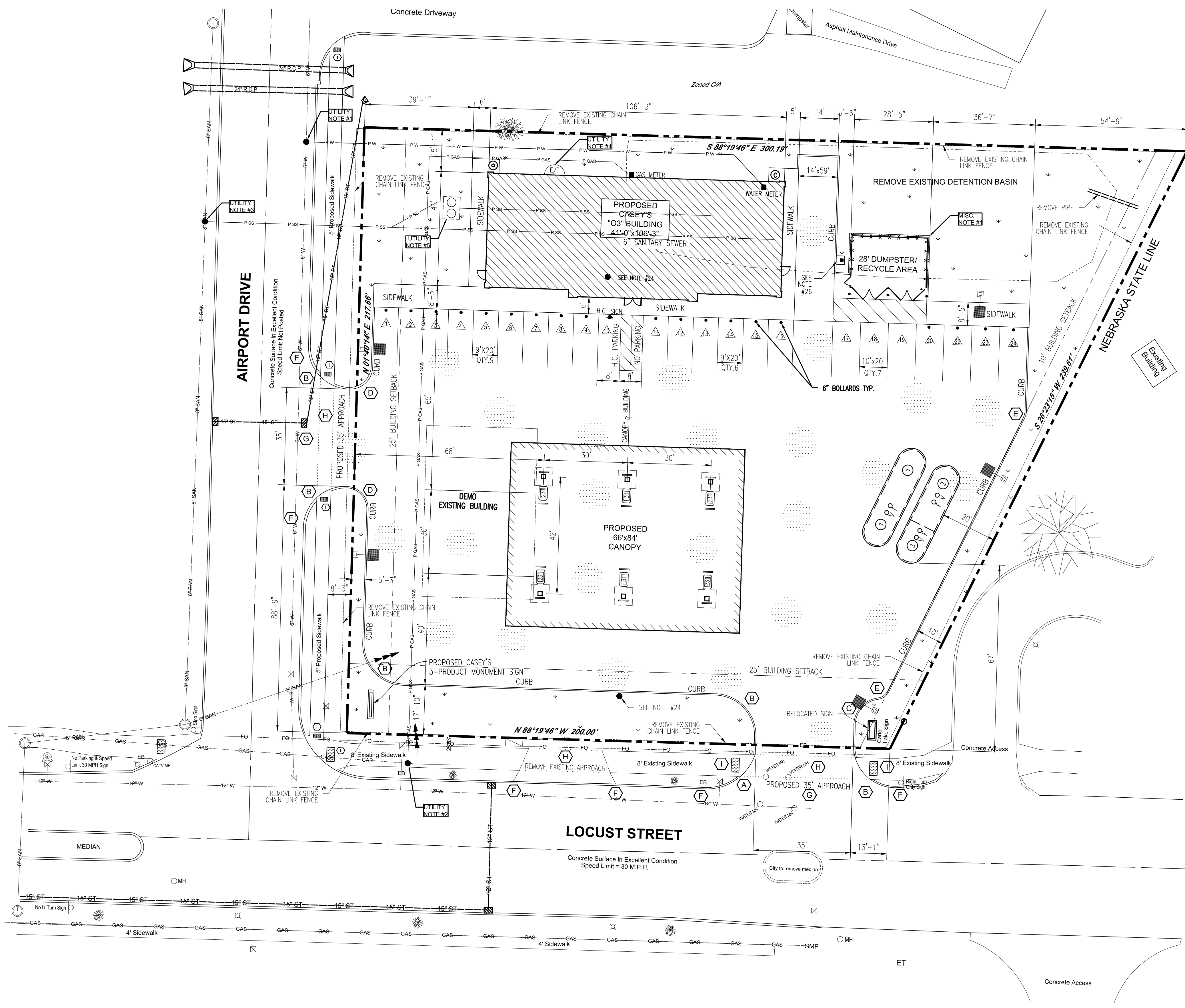
Barry Palmer

Building Inspector

712-847-0535

Barry.Palmer@carterlake-ia.gov

Doreen McEvoy
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



Contact Info.

CARTER LAKE, CITY OF
 contact name: Ron Rothmeyer
 contact number: 712-347-5952
 contact email:

COX COMMUNICATIONS
 contact name: Heidi Schmid
 contact number: 402-934-0469
 contact email: heidi.schmid@cox.com

CENTURYLINK
 contact name: Thomas D. Sturmer
 contact number: 720-578-8090
 contact email: THOMAS.STURMER@CENTURYLINK.COM

METROPOLITAN UTILITIES DISTRICT
 contact name: Doug Whitfield
 contact number: 402-554-7753
 contact email: doug.whitfield@mudnebr.com

NORTHERN NATURAL GAS
 contact name: Kent Koperski
 contact number: 402-536-8457
 contact email: Kent.Koperski@nngco.com

OMAHA PUBLIC POWER DISTRICT
 contact name: Gerald J. Hakenholz
 contact number: 402-552-5470
 contact email: ghakenholz@oppd.com

BLACK HILLS ENERGY
 contact name: Diane Polzin
 contact number: 712-325-3088
 contact email: diane.polzin@blackhillscorp.com

Utility Notes

- #1 PROPOSED 1.5" WATER CONNECTION
 - INTO EXISTING WATER MAIN
 - 1.5" CTS, SDR 9, PE
 - VERIFY EXISTING WATER MAIN ≥ 1.5"
- #2 PROPOSED 1.5" NATURAL GAS CONNECTION
 - VERIFY EXISTING NATURAL GAS MAIN
 - 1.5" SCH. 40 BLACK IRON PIPE
 - 680 MBH, 7" W.C. HOUSE PRESSURE
- #3 PROPOSED 6" SANITARY SEWER CONNECTION
 - INTO EXISTING SANITARY SEWER MAIN.
 - 6" SCH 40 PVC
- #4 PROPOSED SERVICE ENTRANCE
 - ELECTRICAL 3 PHASE, 800 AMP
 - 120/208 VOLTS - 4 WIRE
 - TELEPHONE: 8 PAIR - 4 LINES
- #5 PROPOSED 1,000-GAL. GREASE INTERCEPTOR.
 - 2 MANHOLES.
 - BELOW GRADE

U.G.S.T. Notes

- (E) FILL CATCH BASIN W/ OVERSPILL PROTECTION (TYP.)
- (1)(2) TURBINE ENCLOSURE TYP. CONTAINS; SUB-PUMP W/LINE DETECTION, TANK PROBE FOR FUEL MONITORING, INCLUDING THE INTERSTITIAL SENSOR AND TANK SUMP SENSOR
- (V) VENT EXTRACTOR W/BALL FLOAT FOR OVERFILL PROTECTION
 SUMP SENSOR @ EACH DISPENSER.

Referenced Sheets

- LIGHTING PLANS BY RED LEONARD ASSOCIATES
 - RL-3230-S1
- CIVIL ENGINEERING PLANS BY A. LEO FELDS
 - TO BE COMPLETED

Miscellaneous Notes

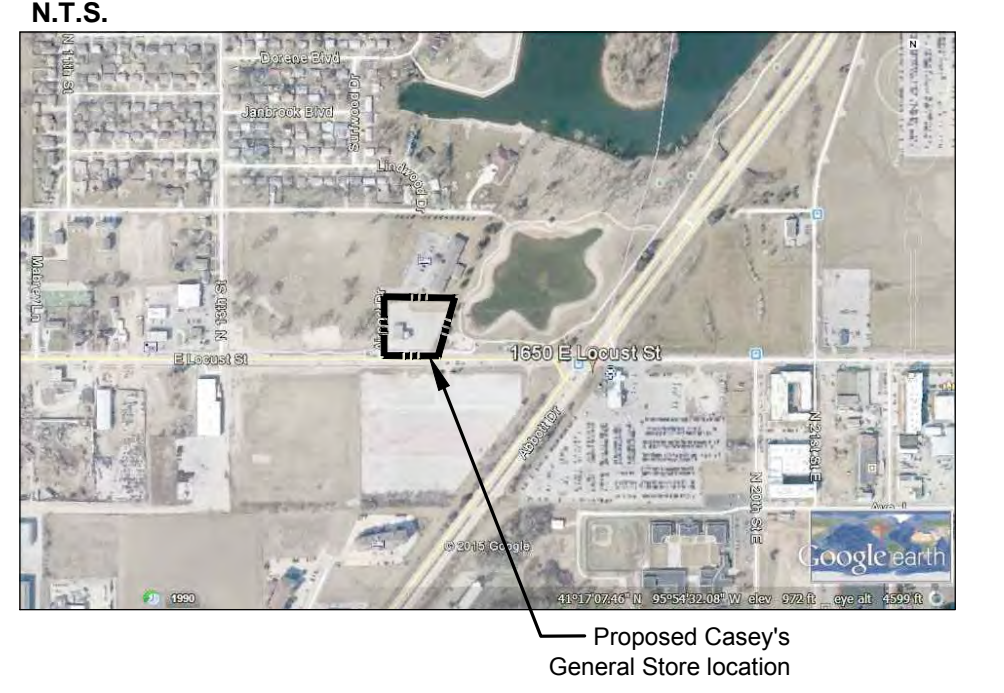
- #1 DUMPSTER (REFER TO AL-401 FOR MORE DETAILS)
 - CHAIN LINK WITH VINYL SLATES.
 - (4) 6' GATES WITH 3' SERVICE GATE.

Keyed Construction Notes

NOTICE: ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF CARTER LAKE & STATE OF IOWA D.O.T. APPROVAL AND SPECIFICATIONS.

- (A) PROPOSED 20' RADIUS.
- (B) PROPOSED 15' RADIUS.
- (C) PROPOSED 10' RADIUS.
- (D) PROPOSED 8' RADIUS.
- (E) PROPOSED 5' RADIUS.
- (F) TIE INTO AND MATCH EXISTING CURB & FLOW LINE.
- (G) PROPOSED DEPRESSED CURB & GUTTER.
- (H) 2% MAX. CROSS SLOPE IN SIDEWALK AREA.
- (I) DETECTABLE WARNING MAT (VERIFY WITH CITY).

VICINITY MAP



Legal Description:

A tract of land lying in Lot Nine (9), Auditor's Subdivision of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Forty-four (44) West of the 5th Principal Meridian, Pottawattamie County, Iowa, being more particularly described as follows:
 Beginning at the Southeast corner of Lot Nine (9), Auditor's Subdivision of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Forty-four (44) West, thence North 90°00'00" West on and along the South line of said Lot Nine (9), a distance of 200.00 feet; thence North 00°00'00" East, a distance of 217.66 feet; thence South 90°00'00" East, a distance of 300.19 feet to the Easterly line of the said Lot Nine (9) and Iowa-Nebraska Boundary Line; thence South 24°43'00" West on and along said line a distance of 239.61 feet to the point of beginning.

Zoning Information

CURRENT ZONING	C/A - ABBOTT DRIVE CORRIDOR DISTRICT	STATUS	SOURCE INFORMATION	City of Carter Lake
CURRENT USE	CAR RENTAL		ADDRESS	950 Locust Street Carter Lake, Iowa 51510
ITEM	REQUIRED	OBSERVED	PERSON CONTACTED	Barry Palmer
MINIMUM LOT AREA	8,000 sq. ft.	54,438 sq. ft.	DATE CONDUCTED	08-20-2015
MAX. IMPERVIOUS COVERAGE	85%	----	PHONE NUMBER	712-847-0535
MINIMUM LOT WIDTH	80 ft	200 ft	EMAIL ADDRESS	Barry.Palmer@carterlake-ia.gov
MAX. FLOOR AREA RATIO	3.0	----	NOTES:	The subject site is located in Section 21-75N - 44W
MINIMUM SETBACKS (FRONT)	25 ft *	39.8 ft		Per FIRM Map # 19155039SE, Dated 2-4-2005, the majority of the site appears to be located in Special Flood Hazard Area Zone A, no base flood elevation determined.
MINIMUM SETBACKS (CORNER SIDE)	0 ft	25.5 ft		Iowa One Call Design Ticket #551503546
MINIMUM SETBACKS (REAR SIDE)	0 ft	116.4 ft		(airport restrictions apply)
MIN. PARKING SETBACK (S & W)	15 ft	----		1/200 SF FLOOR AREA
MAX. BUILDING HEIGHT	60 ft	1 Story		
REQUIRED PARKING	1/200 SF FLOOR AREA	----		

General Construction Notes

- 1.) 2 - 20,000 GALLON DOUBLE WALL FIBERGLASS CONTAINMENT SOLUTION TANKS.
 TANK 1-20,000 GALLON (B7E SUPER UNLEADED) 10'-6"X37'-5"
 TANK 2-12,000 GALLON (DIESEL) 10'-6"X23'-6" (SPLIT 12,000 & 8,000)
 TANK 3-8,000 GALLON (87C UNLEADED) 10'-6"X14'-6"
 PREMIUM/SUPER UNLEADED GASOLINE PRODUCTS
- 2.) TANK SETTING DETAILS PAGE QF-301
- 3.) FILL PIPE AND MANHOLE DETAIL PAGE QF-301
- 4.) CIRCUIT BREAKER PANEL PAGE E-501
- 5.) REFRIGERATION WIRING PAGE QR-601, QR-602, QR-603
- 6.) GILBARCO WIRING PAGE QF-601
- 7.) ISLAND SIZE - 3'x5' W/DUAL GUARD PIPE
- 8.) 6 - GILBARCO 700 S DISPENSERS
 2-INN1 2 NOZZLES & 4 METERS EACH
 4-INL1 4 NOZZLES & 6 METERS EACH
- 9.) ISLAND DETAILS PAGE AL-501
- 10.) ISLAND CONDUIT DETAIL PAGE E-602
- 11.) DO NOT PLACE PRODUCT PIPING UNDER ISLAND
- 12.) 18" MIN. FROM TANK PIPING TO FINISH SURFACE
- 13.) SIGN BASE DETAILS PAGE AL-601
- 14.) SIGN DETAILS PAGE AL-601
- 15.) DRIVEWAY JOINTS TO BE PACKED & CAULKED
- 16.) CONCRETE DRIVE TROVELED WITH LIGHT BROOM FINISH
- 17.) CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
- 18.) CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
- 19.) APPROACHES TO BE 7" NON-REINFORCED OR AS PER STATE/CITY SPEC.
- 20.) SLOPE RAMPS FOR BUILDING SIDEWALK 1:20 H.C PARKING 1:50 ALL DIRECTIONS
 ALL ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
 RUN VENT LINES UP SEPARATE CANOPY COLUMN. VERIFY
- 21.) VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS.
- 22.) CANOPY FOOTING: SIZE 8'-3" LENGTH X 8'-3" WIDTH X 3'-0" DEPTH.
 CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF FC-3000 p.s.i.
 CONCRETE REINFORCING: ASTM A-615 GRADE 60.
 REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM
 12" MAXIMUM SPACING.
- 24.) THREE (3) FUEL DISPENSERS FALL WITHIN A 100' RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE OF THE STAFF. ALL SIX (6) FUEL DISPENSERS FALL WITHIN A 100' RADIUS OF THE EMERGENCY SHUT-OFF SWITCH ON A POST AT THE CURB.
 IRRIGATION SYSTEM INSTALLATION IS REQUIRED FOR ALL SOD/SEED WITHIN PROPERTY, AND TO BE INSTALLED WITH RAIN SENSOR.
 AIR COMPRESSOR BOX, MOUNTED TO POLE, INSTALLED ON 3'x3" CONCRETE PAD, 30" FROM FRONT OF CURB. 110 VOLT-60HZ-5.5 AMP. 8 GAUGE MINIMUM RECOMMENDED.

3-PRODUCT MONUMENT SIGN

CASEY'S CONSTRUCTION DIVISION
 One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

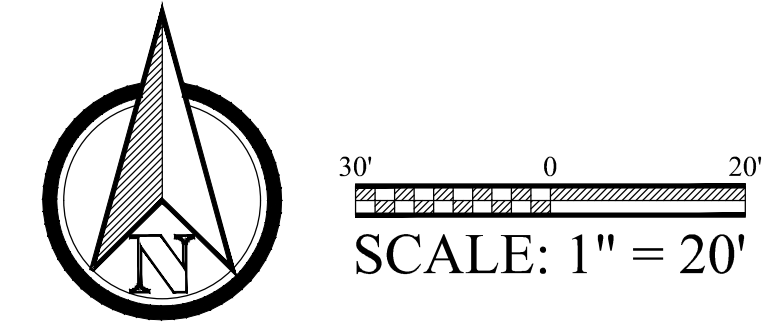
PROJECT:	Carter Lake, IA 'O3' Store - Flat Roof 1650 E. Locust Street	DATE:	09/11/15 REVISED ON: 10/14/15 11/03/15	DRAWING INFORMATION:	SITE PLAN
DRAWING INFORMATION:	CONSTRUCTION DIVISION	DRAWN BY:	R. STEVENS	CHECKED BY:	
					AL-101

SWPPP Notes

NOTICE: EROSION CONTROL MEASURES SUCH AS SILT FENCE, HAY BAIRS, ETC., SHALL BE CONSTRUCTED INSTALLED PRIOR TO OR IMMEDIATELY FOLLOWING THE REMOVAL OF VEGETATION ON SITE. EROSION CONTROL AS SHOWN, SUBJECT TO CHANGE, BUT SHALL BE DOCUMENTED ON PLAN THAT MUST BE ON SITE DURING CONSTRUCTION OF THE PROJECT UNTIL PROJECT IS COMPLETED. IOWA STATE OPERATING GENERAL PERMIT NUMBER xxxxxxxx.

Legend

- (A) MARKED PARKING SPACES (PAINT LINES AS INDICATED)
- (B) GASOLINE PUMP PARKING SPACES (DO NOT PAINT LINES OR OTHERWISE MARK)
- (C) CONCRETE PAVINGS OR SIDEWALKS (35,596.0 SQ. FT.)
- (D) AREA LIGHTS (S) REFER TO LIGHTING PLAN RL-3230-S1 DONE BY RED LEONARD.
- (E) AREA TO BE SOD
- (F) SATELLITE DISH
- (G) CO. TANK



NOTE:
 SYMBOL INDICATES EXISTING UTILITY TO EXISTING STRUCTURE TO BE REMOVED OR DISCONNECTED BY APPROPRIATE CONTRACTOR. VERIFY WITH UTILITY COMPANY REPRESENTATIVE.