

**PLANNING BOARD MEETING**  
**City Hall - 950 Locust St., Carter Lake, Iowa**  
**Monday, February 10, 2025, 7:00 P.M.**

**AGENDA**

Roll Call

Approval of the Agenda

1. Consent Agenda
  - a. Building Permits listing
  - b. City Council Minutes
  - c. Planning Board Minutes
2. New Business
  - a. Overland Property Group
  - b. The Landing Reserve LLC
3. Old Business
  - a. Planning Board member appointments and officers
  - b. ZUM SERVICES – text amendment (public hearing March 10th)
  - c. Discuss setting date for joint meeting with council to continue review of Zoning Code updates.
4. Comments
5. Adjourn

PLANNING BOARD MEETING  
Monday, December 9, 2024, 7:00 P.M.

Board Chair Ed Palandri called the meeting to order at 7:00 p.m. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Tim Podraza, Kathy Dueling, Robert Horan and Drew Evers are present.

Gundersen moved to approve the agenda, seconded by Pauly; unanimous approval; Palandri moved to table the building permit listing and Planning minutes to next month and accepted the council minutes from November seconded by Gundersen; unanimously approved.

New Business:

The Landing Reserve LLC presented plans for new units at the property located west of Lagoon Drive. There was much discussion on the plans and ideas for future development. Several residents voiced concerns over what will be happening in the area since it will be short-term rental cabins. Worried about large parties getting out of control and the extra traffic coming to the areas. One of the developers will have permanent residence on the property. The developers will take everything into consideration when deciding how to move forward.

Evers moved to adjourn seconded by Palandri.

Adjourn at 8:35 p.m.

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
C47-24	GENERAL FIRE & SAFETY	CLEAN AGENT FIRE SYSTEM		12-04-24	7,500.00	191.56
Issued	PONCA TRIBE OF NEBRASKA			12-04-24		191.56
Contractor	1001 AVENUE H	Assem, Restaurants, Bars, Halls		6-01-25		.00
		C47-24			7,500.00	FEE 191.56
C48-24	WOODSTONE, INC	ANSUL SYSTEM		12-17-24	5,000.00	139.06
Issued	PONCA TRIBE OF NEBRASKA			12-31-24		.00
Contractor	1001 AVENUE H	Utility, Miscellaneous		6-28-25		139.06
		C48-24			5,000.00	FEE PAID 139.06 DUE .00
D46-25	FREIGHT TRAIN EXPRESS	LOT # 7 - DEMO & HAUL MATERIAL		1-29-25		50.00
Issued	LAKESIDE ESTATES			1-29-25		.00
Contractor	3510 N 9TH ST			7-28-25		50.00
		D46-25				FEE PAID 50.00 DUE .00
EL035-24	DAVID'S ELECTRIC	REPAIR METER SOCKET @ LOT#268		12-10-24		54.00
Issued	LAKESIDE ESTATES			12-10-24		54.00
Contractor	3510 N 9TH ST	Residential, Multiple Family		12-04-25		.00
		EL035-24				FEE 54.00
EL036-25	OWNER AS GEN CONTRACTOR	SUB FOR RC010-24 : ELECTRICAL		1-02-25		45.50
Issued	TCP CORP			1-02-25		45.50
Contractor	1313 HIATT ST	Residential, Multiple Family		12-28-25		.00
		EL036-25				FEE 45.50
EL037-25	DAVID'S ELECTRIC	REPLACE PEDESTAL POWER BOX		1-10-25		54.00
Issued	LAKESIDE ESTATES			1-10-25		.00
Contractor	3510 N 9TH ST	Residential, Multiple Family		1-05-26		54.00
		EL037-25				FEE PAID 54.00 DUE .00
FW052-24	OWNER AS GEN CONTRACTOR	INSTALL NEW 5' BLACK VINYL		11-21-24	2,800.00	37.50
Issued	COOPER BOWMAN			11-21-24		37.50
Contractor	4405 N 6TH ST	Residential, Multiple Family		5-19-25		.00
		FW052-24			2,800.00	FEE 37.50
FW053-24	OWNER AS GEN CONTRACTOR	REMOVE EXISTING 3.5' CHAINLINK		12-06-24	400.00	37.50
Issued	CHARLES KELLER			12-06-24		37.50
Contractor	919 AVENUE O	Residential, Multiple Family		6-03-25		.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
		FW053-24			400.00	FEE 37.50
M088-24	BURTON A/C HEATING	REPLACE FURNACE		11-11-24	7,000.00	38.30
Issued	ALDMEYER, KELLIE			11-11-24		38.30
Contractor	1201 WILLOW DR			5-09-25		.00
		M088-24			7,000.00	FEE 38.30
M089-24	BURTON A/C HEATING	INSTALL MINI SPLIT		11-18-24	10,000.00	53.00
Issued	JARED PINKHAM			11-18-24		53.00
Contractor	4412 N 6TH ST			5-16-25		.00
		M089-24			10,000.00	FEE 53.00
M090-24	SERVICE ONE	REPLACE FURNACE		11-20-24	6,227.00	38.30
Issued	WILLIAM MECSEJI			11-20-24		38.30
Contractor	1101 MAYPER DR			5-18-25		.00
		M090-24			6,227.00	FEE 38.30
M091-24	AKSARBEN HTG/AIR	REPLACE FURNACE		12-17-24	7,723.00	38.30
Issued	CALVIN LACOSSE			12-17-24		.00
Contractor	49 CARTER LAKE CLB			6-14-25		38.30
		M091-24			7,723.00	FEE PAID DUE 38.30
M092-25	MOORES SERVICES INC.	SUB FOR RC010-24 : MECHANICAL		1-02-25	350.00	38.00
Issued	TCP CORP			1-02-25		38.00
Contractor	1313 HIATT ST			7-01-25		.00
		M092-25			350.00	FEE 38.00
M093-25	GREATER OMAHA REFRIGERATI	REFRGERATION LINES FROM WALK		1-15-25	21,000.00	80.70
Issued	PONCA TRIBE OF NEBRASKA			1-15-25		.00
Contractor	1001 AVENUE H			7-14-25		80.70
		M093-25			21,000.00	FEE PAID DUE 80.70
M094-25	FRED'S HEATING & AIR	REPLACE HVAC SYSTEM		1-22-25	13,000.00	53.00
Issued	DANIEL MCKEIGHAN			1-22-25		.00
Contractor	1500 AVENUE Q			7-21-25		53.00
		M094-25			13,000.00	FEE PAID DUE 53.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
M095-25	THERMAL SERVICES	REPLACE FURNACE		1-22-25	6,000.00	.00
Issued	CARTER LAKE OWEN MEMORIAL			1-22-25		.00
Contractor	1120 WILLOW DR			7-21-25		.00
		M095-25			6,000.00	FEE .00
MR446-24	OWNER AS GEN CONTRACTOR	TEMPORARY DUMPSTER FOR		11-13-24	1.00	20.00
Issued	BRETT WHEELER			11-13-24		.00
Contractor	112 SHORELINE DR			5-11-25		20.00
		MR446-24			1.00	FEE PAID DUE 20.00 .00 20.00
P092-24	JEFFRIES PLUMBING	NEW GAS SERVICE TO GARAGE -		11-04-24		48.50
Issued	SEMINARA, MATT			11-04-24		48.50
Contractor	1801 LAGOON DR			5-02-25		.00
		P092-24				FEE 48.50
P093-24	ROTO ROOTER	REPAIR & GAS PRESSURE CHECK		11-20-24		48.50
Issued	RANNEY, RHONDA L			11-20-24		48.50
Contractor	1520 WALKER ST			5-18-25		.00
		P093-24				FEE 48.50
P094-24	GUNDERSEN GRADING	LOT # 304 : REPAIR WATER RISER		12-17-24		28.25
Issued	LAKESIDE ESTATES			12-17-24		.00
Contractor	3510 N 9TH ST			6-14-25		28.25
		P094-24				FEE PAID DUE 28.25 .00 28.25
P095-25	GUNDERSEN GRADING	REMODEL EXISTING BATHROOM		1-03-25		52.60
Issued	GUNDERSEN, JASON			1-03-25		.00
Contractor	201 CAROLINA DR			7-02-25		52.60
		P095-25				FEE PAID DUE 52.60 .00 52.60
RA056-25	AB CRAFTSMAN LLC	ADDITION TO RA043-24 &		1-07-25	3,000.00	44.63
Issued	MIKE KLINE			1-16-25		.00
Contractor	111 SHORELINE DR	Residential, Multiple Family		7-15-25		44.63
		RA056-25			3,000.00	FEE PAID DUE 44.63 .00 44.63

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
App'l Type	Location	Type of Use		Expire Date		Amount Due
RA057-25	DAVE'S DO IT ALL REMODELI	12' x 10' REAR DECK		1-07-25	4,000.00	104.06
Issued	DAVID HIERS			1-16-25		104.06
Contractor	1105 WILLOW DR	Residential, Multiple Family		7-15-25		.00
		RA057-25			4,000.00	FEE 104.06
RC013-25	DAVIS & REED HOMES	ORIGINAL PERMIT:RC005-23(FIRE)		1-07-25	477,351.00	492.04
Issued	DRISCOLL, JOSH			1-15-25		492.04
Contractor	506 REDICK BLVD	Residential, Multiple Family		7-14-25		.00
		RC013-25			477,351.00	FEE 492.04
RE126-24	OWNER AS GEN CONTRACTOR	LOT # 37 : RE-SIDE		11-04-24	3,000.00	30.00
Issued	LAKESIDE ESTATES			11-04-24		30.00
Contractor	3510 N 9TH ST	Residential, Multiple Family		5-02-25		.00
		RE126-24			3,000.00	FEE 30.00
RE128-24	ARTISAN ROOFING	STANDARD RE-ROOF		11-04-24	6,400.00	30.00
Issued	LARRY AYERS			11-04-24		30.00
Contractor	1465 DORENE BLVD	Residential, Multiple Family		5-02-25		.00
		RE128-24			6,400.00	FEE 30.00
RE129-24	DREW EVERS	STANDARD RE-ROOF		11-11-24	8,000.00	30.00
Issued	PAUL EVERS			11-11-24		.00
Contractor	4415 N 8TH ST	Residential, Multiple Family		5-09-25		30.00
		RE129-24			8,000.00	FEE PAID DUE 30.00
RE130-24	BULLDOG ROOFING	STANDARD RE-ROOF		11-11-24	14,300.00	30.00
Issued	JARED PINKHAM			11-11-24		30.00
Contractor	4412 N 6TH ST	Residential, Multiple Family		5-09-25		.00
		RE130-24			14,300.00	FEE 30.00
RE131-24	PYRAMID CONTRACTORS	STANDARD RE-ROOF		11-11-24	14,000.00	30.00
Issued	ROGER WILSON			11-11-24		30.00
Contractor	110 MARINA CT	Residential, Multiple Family		5-09-25		.00
		RE131-24			14,000.00	FEE 30.00
RE132-24	HOME PRIDE CONTRACTORS	STANDARD RE-ROOF		11-11-24	18,000.00	30.00
Issued	CHERYL YOUNG			11-11-24		.00
Contractor	3406 N 11TH ST	Residential, Multiple Family		5-09-25		30.00
		RE132-24			18,000.00	FEE PAID DUE 30.00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
RE133-24 Issued Contractor	VERSATILE ROOFING VERMILYEA, TODD 1004 CACHELIN DR	STANDARD RE-ROOF  Residential, Multiple Family		11-11-24 11-11-24 5-09-25	13,015.00	30.00 30.00 .00
		RE133-24			13,015.00 FEE	30.00
RE134-24 Issued Contractor	SHAMROCK HILLS LLC RACHEL KRITENBRINK 1116 CACHELIN DR	STANDARD RE-ROOF  Residential, Multiple Family		11-14-24 11-14-24 5-12-25	11,000.00	30.00 30.00 .00
		RE134-24			11,000.00 FEE	30.00
RE135-24 Issued Contractor	JAMES PIPER HANI HAIDER 4428 N 6TH ST	STANDARD RE-ROOF  Residential, Multiple Family		11-18-24 11-20-24 5-18-25	20,000.00	30.00 30.00 .00
		RE135-24			20,000.00 FEE	30.00
RE136-24 Issued Contractor	JDM ROOFING LLC MELISSA WEVER 1201 DORENE BLVD	STANDARD RE-ROOF  Residential, Multiple Family		11-18-24 11-18-24 5-16-25	12,000.00	30.00 30.00 .00
		RE136-24			12,000.00 FEE	30.00
RE137-24 Issued Contractor	AVID RESTORATION RICHARD ANDERSON 4422 N 8TH ST	STANDARD RE-ROOF  Residential, Multiple Family		11-20-24 11-20-24 5-18-25	22,000.00	30.00 30.00 .00
		RE137-24			22,000.00 FEE	30.00
RE138-24 Issued Contractor	PYRAMID CONTRACTORS ROBERT COMANELLA 1314 CEDAR ST	STANDARD RE-ROOF  Residential, Multiple Family		12-03-24 12-03-24 5-31-25	25,000.00	30.00 30.00 .00
		RE138-24			25,000.00 FEE	30.00
RE139-24 Issued Contractor	PYRAMID CONTRACTORS RICHARD ROHAN 90 MARINA CT	STANDARD RE-ROOF  Residential, Multiple Family		12-03-24 12-03-24 5-31-25	37,000.00	30.00 30.00 .00
		RE139-24			37,000.00 FEE	30.00
RE140-24 Issued Contractor	J&J BUILDER HANDYMAN COUNCIL BLUFFS FINANCE IN 4304 N 9TH ST	RE-SIDING  Residential, Multiple Family		12-03-24 12-03-24 5-31-25	12,000.00	30.00 30.00 .00
		RE140-24			12,000.00 FEE	30.00
RE141-24 Issued Contractor	BULLDOG ROOFING LAKESIDE ESTATES 3510 N 9TH ST	LOT # 273 : STANDARD RE-ROOF  Residential, Multiple Family		12-04-24 12-04-24 6-01-25	10,059.50	30.00 30.00 .00

**PERMITS MASTER FILE LISTING**

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
		RE141-24			10,059.50	FEE 30.00
RE142-24	SOUTH O ROOFING	STANDARD RE-ROOF		12-04-24	18,000.00	30.00
Issued	BROWN, VICTOR & BRENDA			12-04-24		30.00
Contractor	4334 N 7TH ST	Residential, Multiple Family		6-01-25		.00
		RE142-24			18,000.00	FEE 30.00
RE143-24	OWNER AS GEN CONTRACTOR	RE-SIDING		12-05-24	5,000.00	30.00
Issued	EILEEN DUNCAN			12-05-24		30.00
Contractor	1208 CACHELIN DR	Residential, Multiple Family		6-02-25		.00
		RE143-24			5,000.00	FEE 30.00
RE144-24	QUICK ROOFING LLC	STANDARD RE-ROOF		12-09-24	16,685.81	30.00
Issued	JASON MACLEM			12-09-24		30.00
Contractor	3106 N 11TH ST	Residential, Multiple Family		6-06-25		.00
		RE144-24			16,685.81	FEE 30.00
RE145-24	DAVE'S DO IT ALL REMODELI	SIDING & WINDOWS, S4S		12-17-24	10,000.00	50.00
Issued	DAVID HIERS			12-17-24		50.00
Contractor	1105 WILLOW DR	Residential, Multiple Family		6-14-25		.00
		RE145-24			10,000.00	FEE 50.00
RE146-25	OWNER AS GEN CONTRACTOR	REPLACE WINDOWS S4S & SIDING		1-17-25	2,000.00	50.00
Issued	GILBERTO CHICAS CHAVEZ			1-17-25		50.00
Contractor	1117 WILLOW DR	Residential, Multiple Family		7-16-25		.00
		RE146-25			2,000.00	FEE 50.00
RE147-25	HOMETOWN ROOFING	STANDARD RE-ROOF		1-29-25	10,939.04	30.00
Issued	WADE, TAMI L TAYLOR			1-29-25		.00
Contractor	1535 STELLA AVE	Residential, Multiple Family		7-28-25		30.00
		RE147-25			10,939.04	FEE PAID 30.00 DUE .00 30.00
ROW143-24	COX COMMUNICATIONS	BORE NEW FIBER ACROSS AVE H		11-12-24	1,000.00	100.00
Issued	OMAHA HOSPITALITY LLC			11-12-24		100.00
Contractor	1201 AVENUE H			5-10-25		.00
		ROW143-24			1,000.00	FEE 100.00
ROW144-24	COX COMMUNICATIONS	BORE NEW FIBER ALONG ABBOTT DR		12-17-24	1,000.00	200.00
Issued	COUNTRY INN & SUITES			12-17-24		200.00
Contractor	2210 ABBOTT DR			6-14-25		.00
		ROW144-24			1,000.00	FEE 200.00

**PERMITS MASTER FILE LISTING**

**Permit # Contractor Description Appl Date Fee(s)**

Status Appl Type	Owner Location	Sub-Division Type of Use	Lot	Issued Date Expire Date	Cost of Work	Paid Amount Due
ROW145-24 Issued Contractor	COX COMMUNICATIONS PONCA TRIBE OF NE 1031 AVENUE H	BORE NEW FIBER AVE H NEAR 13TH		12-17-24 12-17-24 6-14-25	1,000.00	100.00 100.00 .00
		ROW145-24			1,000.00	FEE 100.00
ROW146-25 Issued Contractor	OWNER AS GEN CONTRACTOR LAKESIDE ESTATES 3510 N 9TH ST	SECONDARY ACCESS 5TH & AVE K		1-30-25 1-30-25 7-29-25	1,000.00	100.00 .00 100.00
		ROW146-25			1,000.00	FEE 100.00 PAID .00 DUE 100.00
<b>**GRAND TOTAL**</b>				49	863,751.35	FEE 2,957.30 PAID 2,206.76 DUE 750.54

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
UNDEFINED	UNDEFINED DESCRIPTION	49	2957.30	2206.76	750.54

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

**CITY OF CARTER LAKE**

**APPLICATION FOR PLANNING BOARD AGENDA**

1. APPLICANT: OPG Carter Lake Partners, LLC Phone: 785-201-4046  
Address: 250 N. Santa Ave. Suite A Salina, KS 67401 \*Status: C.P.
2. REPRESENTED BY: Austin Kack Phone: 785-201-4046  
Address: 250 N. Santa Ave. Suite A Salina, KS 67401
3. STREET ADDRESS/LOCATION: NE Corner of 9th Street and Ave. K, Carter Lake, IA
4. LEGAL DESCRIPTION: CARTER LAKE-AUD SUB 21-75-44 LT 5 LTS C, D & E
5. OWNERS NAME: Mikel USA, Inc.
6. OWNERS ADDRESS: 2813 N. 9th Carter Lake, IA 51510
7. REASONS FOR REQUEST AND INTENDED USES: Feedback on rezoning for an independent-living senior community.
8. ZONING DISTRICT: R-2
9. PRESENT USE: Vacant Land
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. Attached.
11. ADMINISTRATIVE DECISION ISSUED: \_\_\_\_\_

FOR OFFICE USE

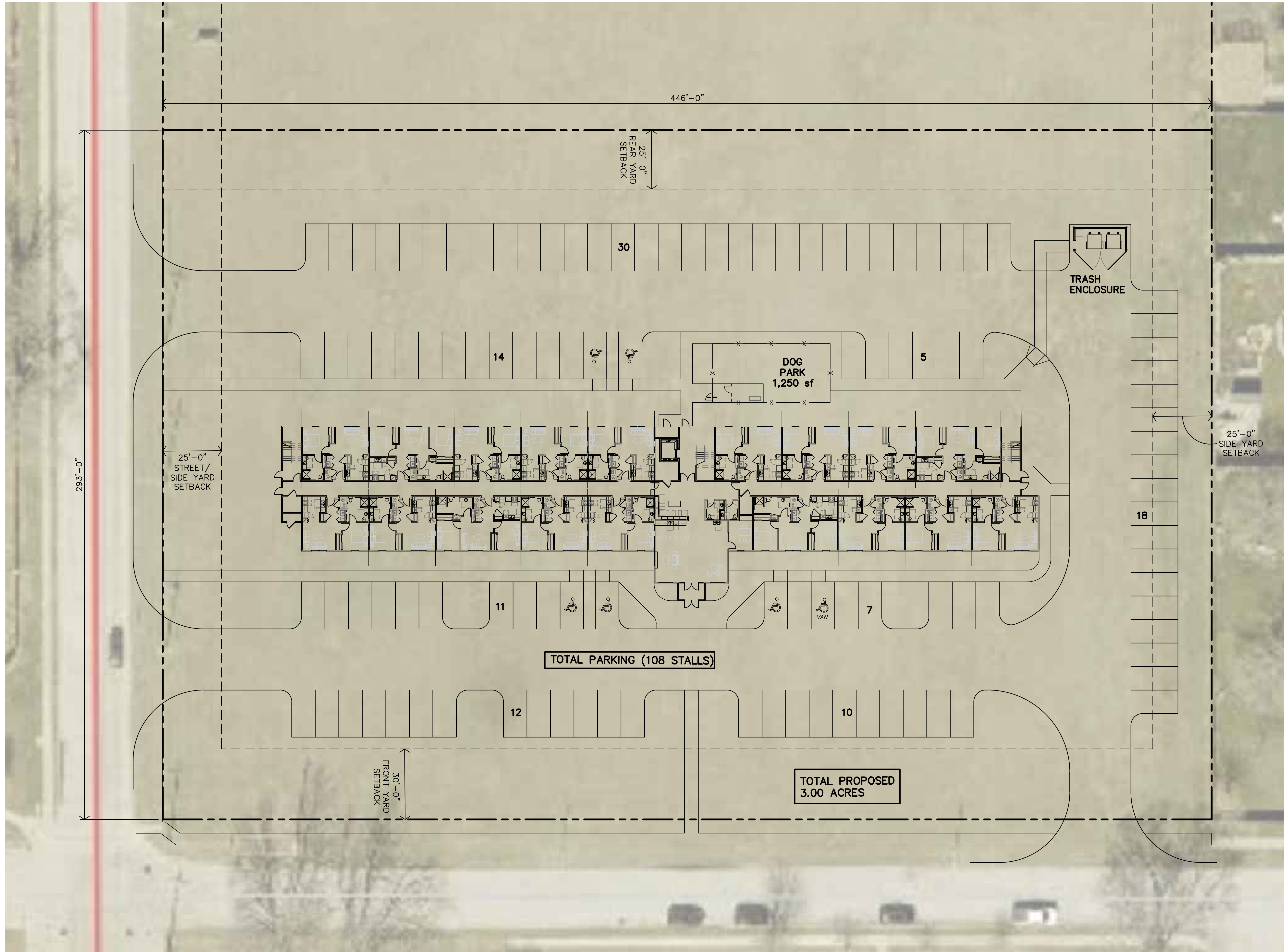
12. ATTACHED TO THE APPLICATION ARE:
  - a. Denied "Building Permit Application" Form..... \_\_\_\_\_
  - b. Approves..... \_\_\_\_\_
  - c. Restrictions..... \_\_\_\_\_

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

13. SIGNATURE: *Austin J. Kack* Date: 1-30-25

TYPED OR PRINTED NAME: Austin J. Kack \*Status: C.P.

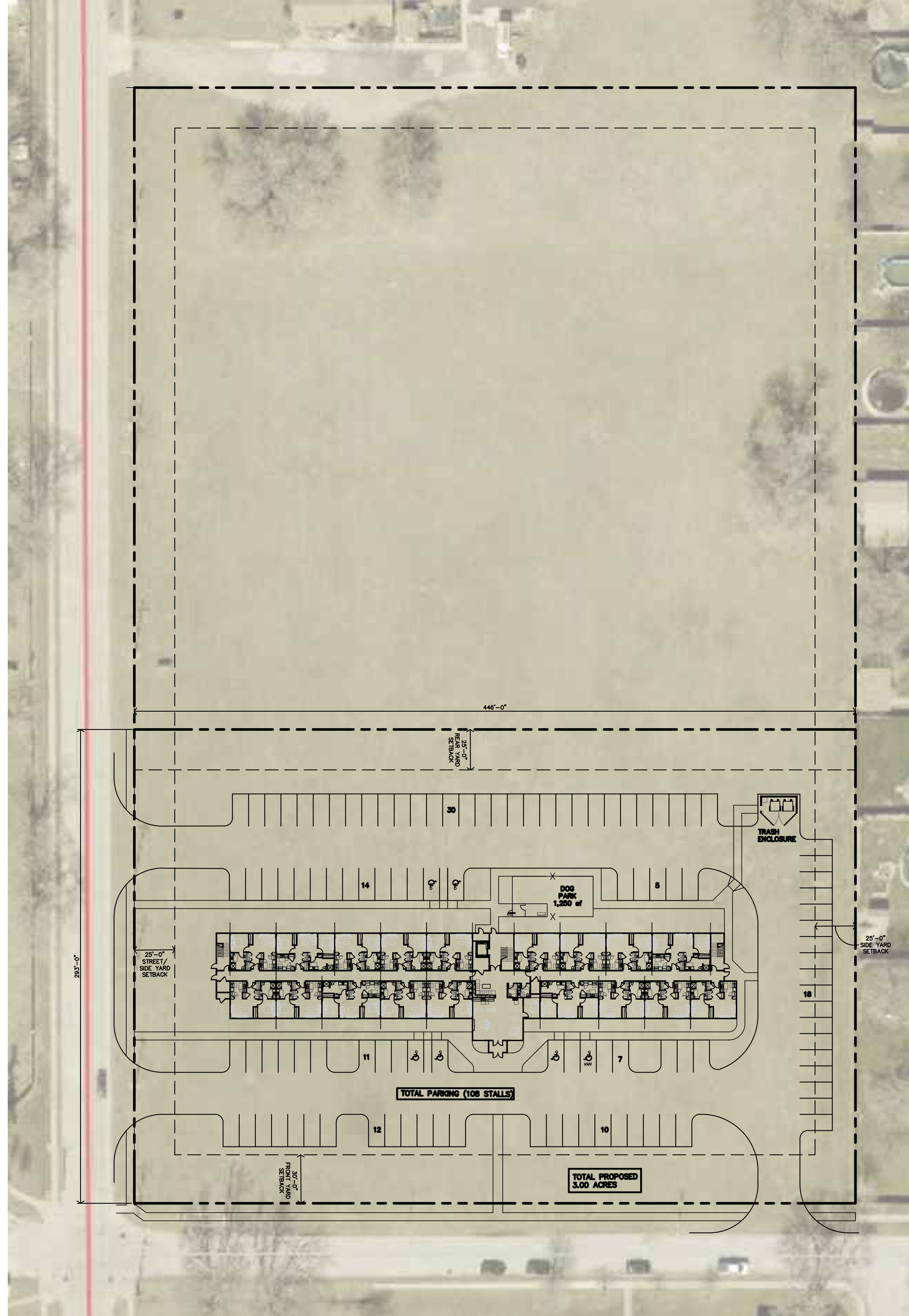
\*NOTE: P.O. = Property Owner C.P. = Contract Purchaser  
O.H. = Legal Optionholder A. = Owner's authorized agent



**A SITE PLAN**  
1" = 20'-0"

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

REVISION:	
DATE:	1-29-2025
JOB:	25-3489
SHEET NO.:	



**A** OVERALL SITE PLAN  
1" = 40'-0"

**THE RESIDENCE AT CARTER LAKE**  
NEW SENIOR LIVING FACILITY  
CARTER LAKE, IOWA

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

REVISION:

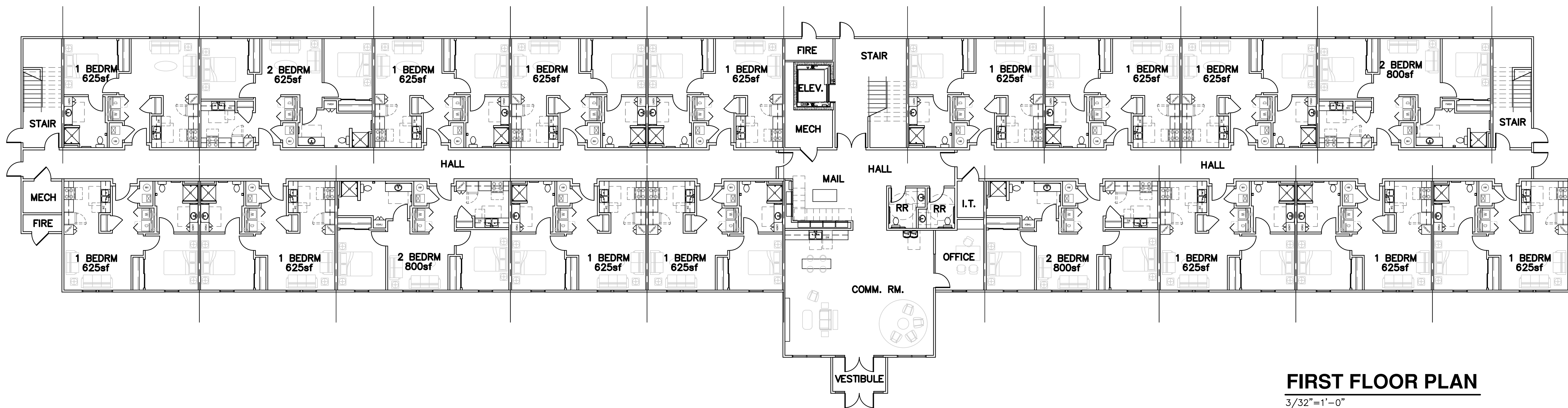
DATE: 1-29-2025

JOB: 25-3489

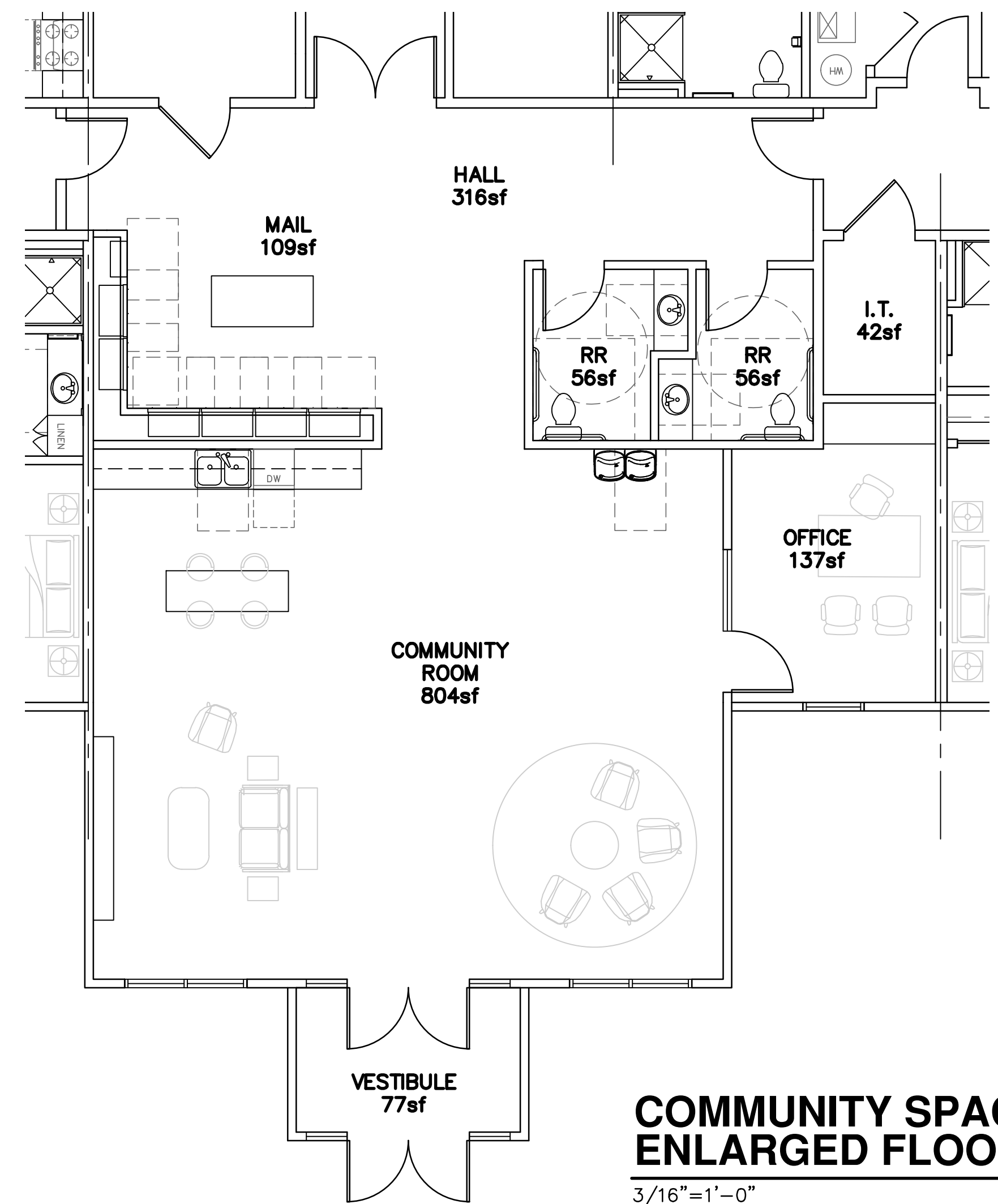
SHEET NO.:

**A1.1**

**JGR** JonesGillamRenz  
730 N. Ninth  
Salina, KS 67401  
785.827.0386  
jgr@jgarchitects.com



**FIRST FLOOR PLAN**  
3/32"=1'-0"



**COMMUNITY SPACES ENLARGED FLOOR PLAN**  
3/16"=1'-0"

**THE RESIDENCE AT CARTER LAKE**  
NEW SENIOR LIVING FACILITY  
CARTER LAKE, IOWA

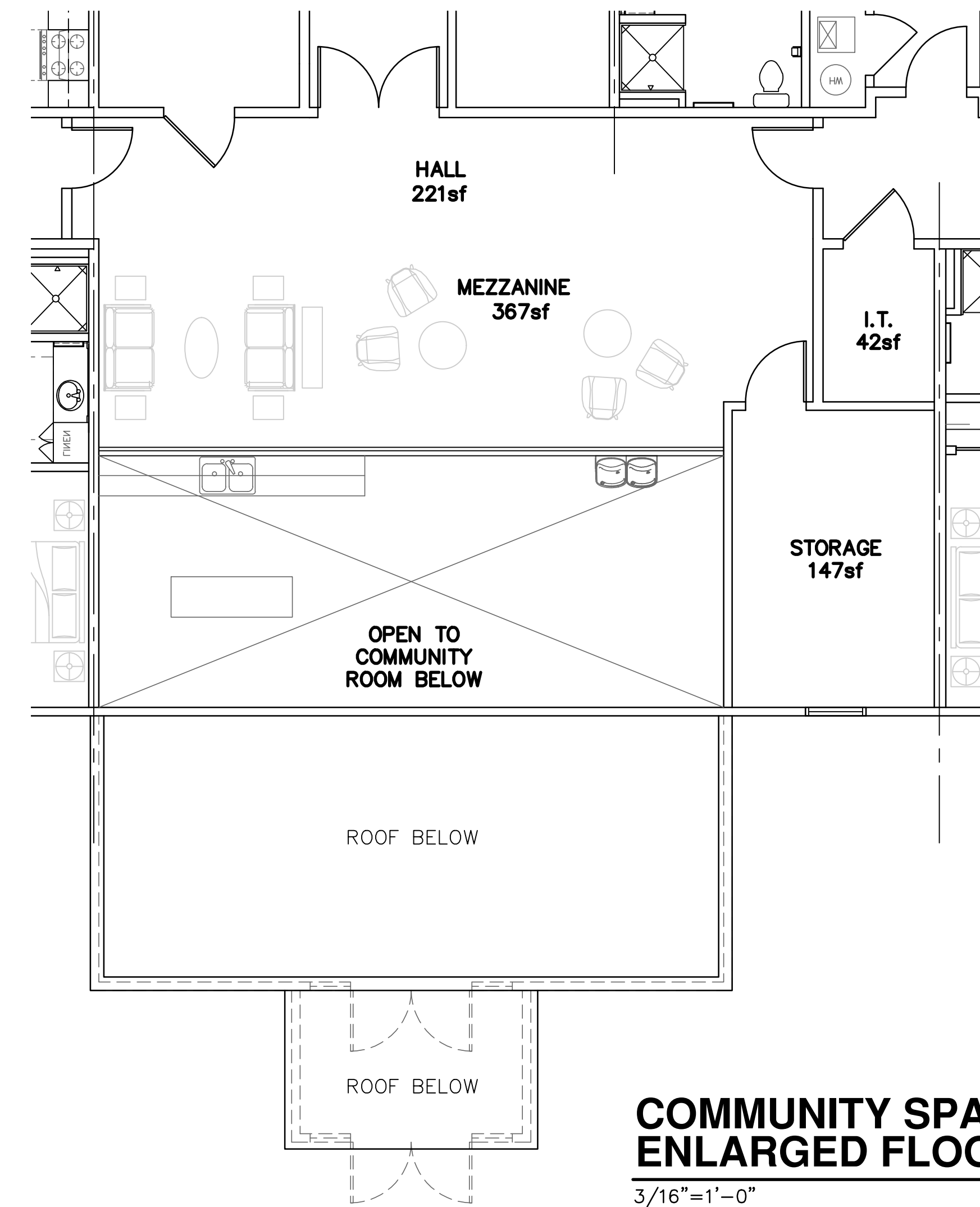
**JGR** JonesGillamRenz  
730 N. Ninth  
Salina, KS 67401  
785.827.0386  
jgr@jgarchitects.com  
1881 Main Street, Suite 301  
Kansas City, MO 64108  
jgr@jgarchitects.com

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

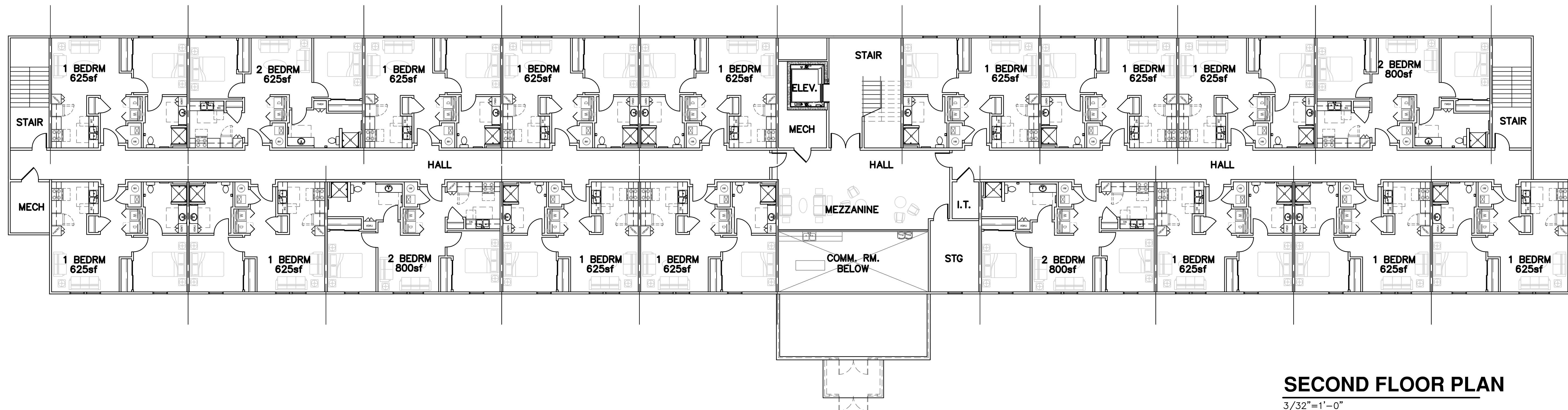
REVISION:  
DATE: 1-29-2025  
JOB: 25-3489  
SHEET NO.:

**A2.1**

COPYRIGHTED



**COMMUNITY SPACES  
ENLARGED FLOOR PLAN**  
3/16"=1'-0"



**SECOND FLOOR PLAN**  
3/32"=1'-0"

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

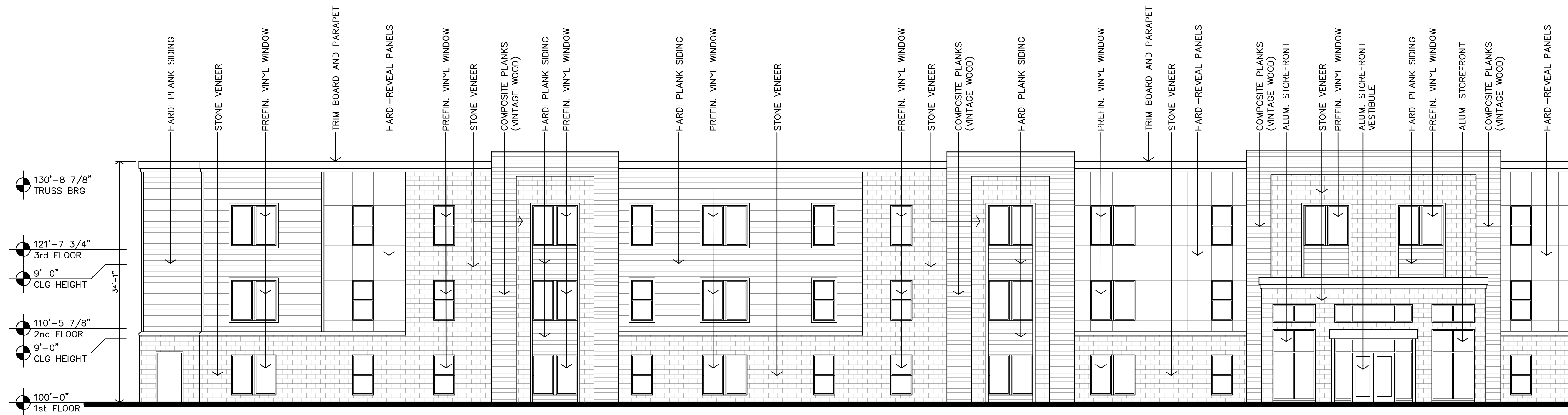
REVISION:

DATE: 1-29-2025

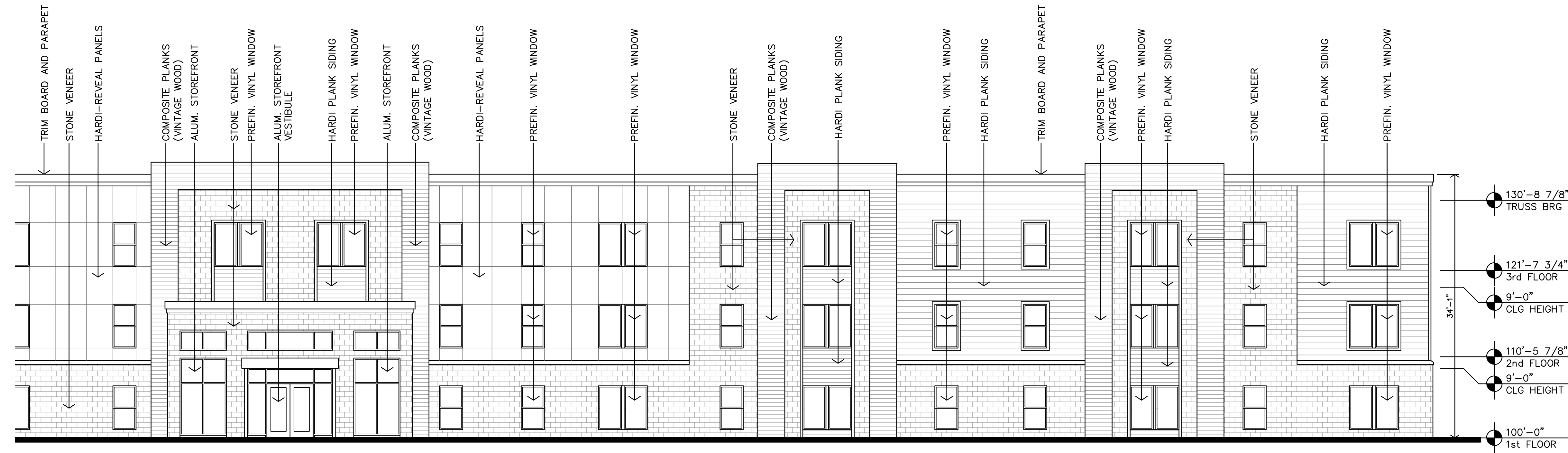
JOB: 25-3489

SHEET NO.:





**PARTIAL FRONT ELEVATION**  
1/8"=1'-0"



**PARTIAL FRONT ELEVATION**  
1/8"=1'-0"

**THE RESIDENCE AT CARTER LAKE**  
NEW SENIOR LIVING FACILITY  
CARTER LAKE, IOWA



REVISION:

DATE: 1-29-2025  
JOB: 25-3489  
SHEET NO.:

**A3.1**

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**JGR**  
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730 N. Ninth  
Salina, KS 67401  
785.827.0386  
1881 Main Street, Suite 301  
Kansas City, MO 64108  
jgr@jgarchitects.com

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

**CITY OF CARTER LAKE**

**APPLICATION FOR PLANNING BOARD AGENDA**

1. APPLICANT: The Landing Reserve LLC Phone: 402-578-9076  
Address: \_\_\_\_\_ \*Status: \_\_\_\_\_

2. REPRESENTED BY: Laura Tarpinian Phone: 402-578-9076  
Address: \_\_\_\_\_

3. STREET ADDRESS/LOCATION: Lagoon Drive and Avenue Q, Carter Lake, IA 51510

4. LEGAL DESCRIPTION: See attached "Legal Descriptions" page

5. OWNERS NAME: The Landing Reserve LLC

6. OWNERS ADDRESS: 2389 Avenue M Way, Council Bluffs, IA 51501-0800

7. REASONS FOR REQUEST AND INTENDED USES: We would like to request a change of zoning to R3 and that a new use type be added to R3 (resort lodging) along with additional allowed conditional uses to the R3 zoning. The intent is to allow for a nature resort.

8. ZONING DISTRICT: R1 / R2

9. PRESENT USE: Vacant Land

10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. N.A.

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: Laura N. Tarpinian Date: 1/31/2025

TYPED OR PRINTED NAME: Laura N Tarpinian \*Status: P.O. / C.P.

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

## LEGAL DESCRIPTIONS

### Property Owned:

Parcel 1: Block 25, Wavecrest Addition, Carter Lake, Pottawattamie County, Iowa. EXCEPT the Northerly 271.24

feet thereof, being that part of Block 25, lying between Blocks 24 and 29, West of the lake area and East of South

bound Harbor Drive as shown on Warranty Deed, recorded April 3, 1979 in Book 79 at Page 18048, records of

Pottawattamie County, Iowa.

Parcel 2: The South 40 feet of Lot 1 and all of Lots 2, 3, 14, 15 and 16, Block 29 and Redick Boulevard adjacent to

Block 29, Wavecrest Addition, Carter Lake, Pottawattamie County, Iowa.

Parcel 3: Lots 4, 5, 17 and 18, Block 29 and all that portion of Block 41 known as O.C. Redick Boulevard and

Harbor Drive adjacent to said lots, Wavecrest Addition, Carter Lake, Pottawattamie County, Iowa.

### Property Under Contract:

Carter Lake Wavecrest Addition Lots 6, 7, 19, & 20, Block 29 & O.C. Redick Blvd & Harbor Dr Adjacent

**To:** City of Carter Lake, IA

**From:** The Landing Reserve, LLC

Laura Tarpinian

402-578-9076

[lauratarpinian@mrealtypro.com](mailto:lauratarpinian@mrealtypro.com)

Emily Brink

402-578-9527

[embrink@mrealtypro.com](mailto:embrink@mrealtypro.com)



**Subject:** Proposed Zoning Revision for 'The Landing Reserve at Carter Lake'

**Introduction:**

This entitlement application includes a zoning change, an amendment to allow an additional use type, and a new commercial overlay for a 6.14 acre set of parcels in Carter Lake, IA.

**Current Conditions:**

The current proposal includes (4) parcels adjacent to Carter Lake between Lagoon Drive and Avenue Q. There are (3) parcels with R-1 zoning along the waterfront, and a larger parcel of R-2 zoning along Lagoon Drive, totaling approximately 6.14 acres.

1. 754416257001, 4.18 acres - R-2
2. 754416257002, .84 acres - R-1
3. 754416257003, .56 acres - R-1
4. 754416257008, .56 acres - R-1

Historically, this area has had a mix of residential and commercial uses. A portion of the proposed project was previously zoned as commercial in the 2013 zoning map. The parcels immediately to the north were the old commercial marina, and visually still maintain much of that original character. There is another parcel to the southwest that is currently zoned for commercial use, a commercial parcel to the north east, and there are a variety of recreation uses within ¼ mile (rowing clubs, ball fields, etc). It is also worth noting that this area also has a unique zoning district, the Carter Lake Special Residential District.

See: Exhibit A and Exhibit B attached.

**Intent:**

This is a well established recreation area that attracts local residents as well as visitors. There are no lodging options within a mile of the project location, and there is rising demand for short term rentals, which negatively impacts neighborhoods. We also understand the need to avoid 'spot-zoning'. Our goal is to set an example for responsible infill development by providing resort style lodging. This proposal is intended to maintain the character of the community, provide

lodging accommodations within walking distance of the lake and the adjacent residential areas, and capture hotel/tourism taxes for the community that may be lost to short term rentals.

See: Exhibit C attached for estimated tax revenues.

**Proposed Project Description:**

Build a sanctuary where the tranquility of nature meets innovative accommodations, creating a peaceful getaway that enhances both guest experiences and local ecosystems.

'The Landing Reserve at Carter Lake' will provide distributed/individual lodging accommodations across (4) parcels with experience-based amenities seamlessly integrated with the natural landscape. The units will be a mix of cabins, treehouses, and cottages. The proposed project would have (13-19) units, less than (3.5) units per acre. By utilizing small independent structures instead of a large single hotel structure dominating the site, we can disturb less of the natural landscape, stay within the intent of the multi-family zoning, and blend in with the residential scale of the adjacent parcels. Additional ponds, landscaping, and trees will both enhance the local scenery and improve the local environmental resiliency.

In addition to the lodging, we will also have lakefront activities, a dock, trails, and communal event/gathering spaces. The commercial offering will include food sales, alcohol sales, limited retail, personal improvement services (yoga/massage), and commercial recreation (watercraft/golf cart rentals).

Guests will not be camping in their own tents, there will be no RV spaces for rent or storage, and the project proposal includes an on-site manager to enforce quiet hours and all other rules/restrictions on guest activity. M Realty will function as both the property manager and the owner, ensuring a seamless and dedicated approach to management. Emily Brink, who will serve as the managing member, will have her primary residence on the site.

Emily's on-site presence will be complemented by a team of trusted vendors responsible for cleaning, grounds care, and maintenance. This strategy ensures that the cabins and surrounding areas are consistently well-maintained, providing an exceptional experience for guests. The combination of Emily's personal involvement and professional vendor support will create a high standard of property management and customer service, fostering a welcoming and well-kept retreat environment.

We are also open to discussing other amenities for public/local resident use. Those may include; access to rentable amenities, trail access, community garden, grab-and-go food, or a potential shared park/pond area.

See: Exhibit D attached for the proposed site plan.

### Examples of Similar Projects in the area:

Examples of properties with both residential and commercial zoning uses within one property were found. Properties in very rural settings are frequently zoned Agricultural or Residential Agricultural with a recreational use type. Properties located in proximity to a major interstate, near a City, or within a City commonly have commercial zoning with a transient use type (hotel, motel, etc). The commercial zoning frequently allows for the residential zoning use types as well.

1. Amber Lee Acres Glamping, Tekamah, NE (Burt County) - This glamping business is in Rural/AG Single Family zoning which allows for recreation/campgrounds with a CUP.
2. Best Nest Farm, Glenwood, IA (Mills County) - This glamping/cabin/trailer business is on Residential/Agricultural which allows for multi-family and campgrounds with a CUP.
3. Beyonder Getaway at Sleepy Hollow, Oxford, IA - This is a mixture of R3 and HC Commercial, which allows for residential uses within it. There are a variety of RV/Camping uses spread across this site.

### Entitlement Proposal:

1. Amend the base zoning of these (4) parcels from R-1/R-2 to R-3 (Urban Residential Multi-family)
2. Add an additional use to the R-3 zoning for Limited Resort Lodging:
  - a. **Current:** *Section 7, R-3 Urban Residential Multi-Family, 701 Purpose - This district is intended to provide for low and medium density multi-family residential development, with gross densities generally between 12 and 24 units per acre. These developments often are characterized by low- rise buildings in multiple structure configurations, with an emphasis on open space, convenient parking, and, in many cases, common community facilities such as clubhouses and swimming pools. This district is also appropriate for larger townhouse complexes, while still accommodating lower density forms of development.*
  - b. **Addition:** *“This district allows for resort development limited to 1-2 story, ‘cabin style’ detached units, with an emphasis on open space, not to exceed 6 units per acre. Limited commercial uses consistent and compatible with recreational and residential uses to be approved as an approved conditional use.”*
  - c. **Amend** the R-3 Zoning Use Matrix to allow for conditional uses. See: Exhibit E attached.
  - d. **Example Definition of “Limited Resort Lodging”** - *Provides tourist accommodations including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32 consecutive days, with various recreational*

*amenities. The guest rooms or suites are independently accessible from the outside, parking space located on the property, with a minimum unit size of 190 square feet, no more than 2 stories tall, no more than 6 units per acre, with accessory functions like offices, maintenance, retail, reception areas provided on the property in separate buildings from the units.*


3. Optional: Add a limited commercial overlay (mixed-use) to allow for the small retail/F&B commercial offerings. In lieu of allowing limited commercial uses in R-3 zoning via a conditional use permit, we would like to apply a limited commercial overlay, which allows for:
  - a. Food Sales (Limited) - Misc food sales (i.e. smores packages, candy, non-alcoholic beverages, misc household items such as tooth paste, bug spray, etc)
  - b. Liquor Sales or Cocktail Lounge - misc alcohol sales for consumption at individual cabins or small "speakeasy "
  - c. Restaurant General - small food and drink boutique
  - d. Retail Services (Limited) - misc souvenirs such as clothing, art work, photography services, etc
  - e. Personal Improvement Services / Personal Services - yoga class or massage services
  - f. Commercial Recreation - jet ski, golf cart, kayak, and other outdoor rec rentals

### **Conclusion:**

Our vision is to be a leading example of sustainable tourism by creating a harmonious retreat where modern luxury coexists with natural beauty. We aim to inspire guests to reconnect with nature, while our commitment to conservation and responsible development fosters a positive impact on the environment and the Carter Lake community.

We believe that this proposal is in keeping with the overall development plan and character of the area, reinforces this area as a hub for recreation, and creates a well defined path for capturing additional tax revenue from short term rental lodging.

Thank you for your time and consideration,



Laura Tarpinian & Emily Brink

Exhibit A:

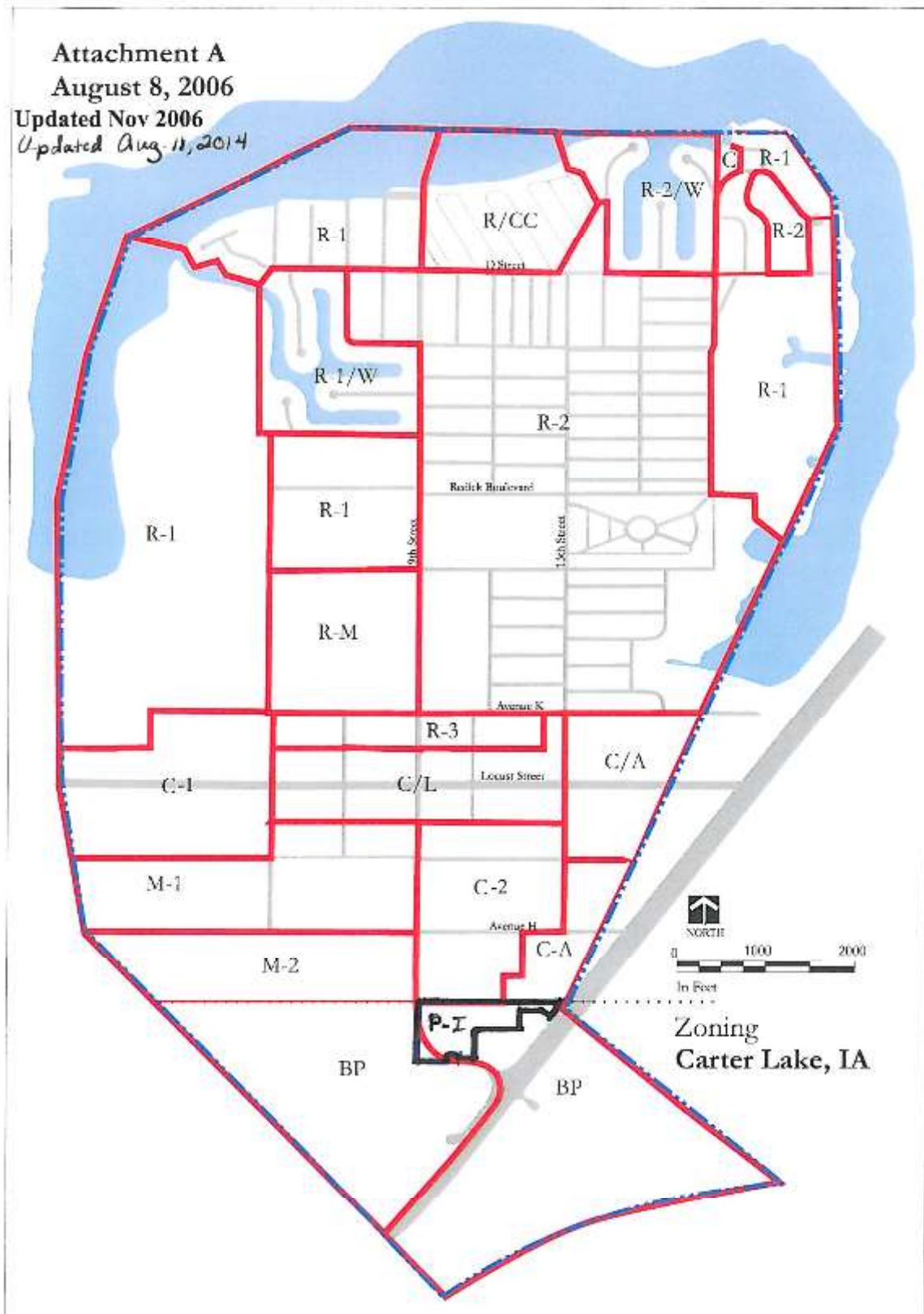


Exhibit B:

**Figure 2.3: Existing Land Use Map**



**Carter Lake Underwriting\_7.13.2024**  
**Estimated Financial Impact for Others**

<b><u>HOTEL / MOTEL TAX</u></b>			
Annual Sales - Lodging Rental Income	\$	464,831	95%
Annual Misc Income - Other Rentable Items	\$	22,360	5%
<b>Total Annual Sales</b>	<b>\$</b>	<b>487,191</b>	<b>100%</b>
State Taxes (5%)	\$	24,360	42%
City of Carter Lake Taxes (7%)	\$	34,103	58%
<b>Total Annual Tax</b>	<b>\$</b>	<b>58,463</b>	<b>100%</b>

<b><u>PROPERTY TAXES (MIL RATE ALLOCATION):</u></b>			
Annual Property Taxes			\$ 38,500
Council Bluffs Schools	45.72%	\$ 17,602	
Carter Lake	27.80%	\$ 10,703	
County Levies	21.40%	\$ 8,239	
Area College	3.93%	\$ 1,513	
Assessor	0.91%	\$ 350	
AG Extension	0.24%	\$ 92	
Other / State of Iowa		\$ -	
<b>Total Annual Tax</b>	<b>100.00%</b>		<b>\$ 38,500</b>

<b><u>TOTAL ANNUAL TAX REVENUES CREATED:</u></b>			
City of Carter Lake	\$	44,806	46%
State of Iowa	\$	24,360	25%
County of Pottawattamie	\$	8,239	8%
Schools & Other	\$	19,558	20%
<b>TOTAL ANNUAL TAX REVENUES:</b>	<b>\$</b>	<b>96,963</b>	<b>100%</b>

Notes:

*The above is a preliminary estimate based on assumptions that will need to be confirmed / experienced.*

*The above does not account for sales tax generated during construction which is estimated to be \$100,000 total (7% of material costs).*



*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
<b>Agricultural Uses</b>														
Horticulture						P	P	P				P	P	
Crop Production														
Animal Production														
Commercial Feedlots														
Livestock Sales														
<b>Residential Uses</b>														
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
<b>Civic Uses</b>														
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	

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**C** Permitted by Conditional Use Permit

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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
<b>Office Uses</b>														
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	
<b>Commercial Uses</b>														
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	C	
Commercial Rec* (Indoor)						C	C	P	P	P	P	P	P	
Commercial Rec* (Outdoor)			C							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)			C			P	P	P	P	P	P	P	P	

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**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
<b>Commercial Uses</b>														
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	C	
Lodging*			C			P	P	P	P	P	P	C	C	
Personal Improvement			C			P	P	P	P	P	P	P	P	
Personal Services			C			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)*			C			P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)			C			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	
<b>Parking Uses</b>														
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	Addl Reg
<b>Industrial Uses</b>														
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