

PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, April 14, 2025, 7:00 P.M.

AGENDA

PUBLIC HEARING TO REZONE PROPERTY – NOTICE ON PAGE 2

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 Development – recommendation
 - b. 10 Roads / Lone Mountain concrete replacement
3. Old Business
 - a.
4. Comments
5. Adjourn

NOTICE OF PUBLIC HEARING

**Carter Lake Planning Board on MONDAY, APRIL 14, 2025, at 7:00 P.M.
at Carter Lake City Hall located at 950 Locust Street**

THE BOARD WILL BE ACCEPTING COMMENTS CONCERNING PROPOSED ZONING AND TEXT AMENDMENTS TO THE LAND USE DEVELOPMENT ORDINANCES FOR THE CITY OF CARTER LAKE, IOWA

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

1. Amend the zoning of the entire parcel located at the corner of 9th and K from R-2 to R-3 (Urban Residential Multi-family) for the development of an apartment complex for residents over 55+.

Current Zoning - R-2 URBAN RESIDENTIAL MULTI-FAMILY DISTRICT

This district is intended to provide for moderate density residential development, with gross densities generally between 4 and 12 units per acre. These developments are characterized by single-family dwellings on moderately sized lots along with low-density multi-unit residential structures such as duplexes and townhouses. It provides regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitions between single-family and multi-family areas.

Proposed Zoning - R-3 URBAN RESIDENTIAL MULTI-FAMILY DISTRICT

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.

At said time and place, individuals may appear and speak in favor of or against the proposals to amend the ordinance. Written comments on the Amendment must be received by the City Clerk prior to the start of the public hearing. At the conclusion of the public hearing, the Planning Board will consider the Amendment and take appropriate action thereon, including making recommendations to the Carter Lake City Council.

Why have you received this notice?

You are a property owner within 300 feet of the above referenced parcel that is being considered for rezoning. Legal notice of the public hearing is required to be mailed to all property owners within 300 feet of said parcel.

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
C49-25 Issued Contractor	JACOBS TELECOMMUNICATIONS HASTINGS FAMILY HOLDINGS 2614 N 5TH ST	REMOVE & INSTALL NEW CELLTOWER Utility, Miscellaneous		3-04-25 3-04-25 8-31-25	50,000.00	805.31 805.31 .00
		C49-25			50,000.00	FEE 805.31
D48-25 Issued Contractor	JOHNSON DECONSTRUCTION CARTER LAKE BOYS/GIRLS CL 4101 N 17TH ST	DEMO 1/2 OF FORMER CLUBHOUSE & D48-25		3-24-25 3-24-25 9-20-25		100.00 100.00 .00
						FEE 100.00
EL040-25 Issued Contractor	MYERS ELECTRICAL SERVICE DAVID HIERS 1006 HIATT ST	REPLACE 100AMP ELECTRICAL Residential, Multiple Family		3-31-25 3-31-25 3-26-26		54.00 54.00 .00
		EL040-25				FEE 54.00
FW054-25 Issued Contractor	OWNER AS GEN CONTRACTOR CHRISTOPHER WIDICK 3710 N 13TH ST	REPLACE FENCE W/ 6' WOOD FENCE Residential, Multiple Family		3-26-25 3-26-25 9-22-25	1,200.00	37.50 37.50 .00
		FW054-25			1,200.00	FEE 37.50
FW055-25 Issued Contractor	SUPERIOR FENCE & RAIL KEITHEN WEECES 710 KEY CIR	NEW 4' ALUMINUM OPEN FENCE IN Residential, Multiple Family		3-27-25 3-27-25 9-23-25	6,434.00	37.50 37.50 .00
		FW055-25			6,434.00	FEE 37.50
FW056-25 Issued Contractor	DENTON CONSTRUCTION HASTINGS FAMILY HOLDINGS 2732 N 5TH ST	REPLACE EXISTING FENCE W/ NEW Storage, Low Hazard		3-27-25 3-27-25 9-23-25	30,722.05	565.44 565.44 .00
		FW056-25			30,722.05	FEE 565.44
FW057-25 Issued Contractor	OWNER AS GEN CONTRACTOR SHEARD CONSTRUCTION 1101 LINDWOOD DR	REMOVE & REPLACE FENCE ON W & Residential, Multiple Family		3-31-25 3-31-25 9-27-25	300.00	37.50 37.50 .00
		FW057-25			300.00	FEE 37.50
M098-25 Issued Contractor	SERVICE ONE E K REAL ESTATE 1105 DORENE BLVD	REPLACE FURNACE & A/C M098-25		3-24-25 3-24-25 9-20-25	15,000.00	53.00 53.00 .00
					15,000.00	FEE 53.00
M099-25 Issued Contractor	BURTON A/C HEATING LAKESIDE ESTATES 3510 N 9TH ST	LOT # 319 - REPLACE A/C & M099-25		3-24-25 3-24-25 9-20-25	12,000.00	53.00 53.00 .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
		M099-25			12,000.00	FEE 53.00
P100-25	OWNER AS GEN CONTRACTOR	EMERGENCY REPAIR - SEWER		3-04-25		48.15
Issued	YANG, JOSEPH FU SHOU			3-04-25		48.15
Contractor	718 AVENUE K			8-31-25		.00
		P100-25				FEE 48.15
P101-25	GUNDERSEN GRADING	LOT # 328 : REPAIR WATER RISER		3-04-25		28.25
Issued	LAKESIDE ESTATES			3-04-25		28.25
Contractor	3510 N 9TH ST			8-31-25		.00
		P101-25				FEE 28.25
P102-25	OSBORNE PLUMBING LLC	SUB FOR RC013-25 : PLUMBING		3-20-25		178.00
Issued	DRISCOLL, JOSH			3-20-25		178.00
Contractor	506 REDICK BLVD			9-16-25		.00
		P102-25				FEE 178.00
RE149-25	HOMEPRIDE	STANDARD RE-ROOF		3-24-25	7,000.00	30.00
Issued	PRCHAL, MICHAEL			3-24-25		30.00
Contractor	3719 N 13TH ST	Residential, Multiple Family		9-20-25		.00
		RE149-25			7,000.00	FEE 30.00
RE150-25	WALTER ROOFING	STANDARD RE-ROOF		3-24-25	24,000.00	30.00
Issued	PATRICK LUND			3-24-25		30.00
Contractor	4303 N 12TH ST	Residential, Multiple Family		9-20-25		.00
		RE150-25			24,000.00	FEE 30.00
RE151-25	HOME PRIDE CONTRACTORS	LOT # 180 - GARAGE RE-ROOF		3-27-25	11,000.00	30.00
Issued	MALSTEAD, MICHAEL & MAVIS			3-27-25		.00
Contractor	146 CARTER LAKE CLB	Residential, Multiple Family		9-23-25		30.00
		RE151-25			11,000.00	FEE PAID 30.00 DUE .00 30.00
ROW158-25	COX COMMUNICATIONS	BORE NEW FIBER ALONG ABBOTT DR		3-05-25	1,000.00	100.00
Issued	COUNTRY INN & SUITES			3-05-25		100.00
Contractor	2210 ABBOTT DR			9-01-25		.00
		ROW158-25			1,000.00	FEE 100.00
ROW159-25	MCINTOSH PLUMBING	SEWER REPAIR		3-12-25	1,000.00	100.00
Issued	DEW RIGHT PROPERTIES LLC			3-12-25		100.00
Contractor	1418 DORENE BLVD			9-08-25		.00
		ROW159-25			1,000.00	FEE 100.00

PLANNING BOARD MEETING
Monday, March 10, 2025, 7:00 P.M.

Chairman Ed Palandri called the public hearing to order regarding text amendment changes requested for ZUM TRANSPORTATION SERVICES, at the corner of Locust Street and Abbott Drive. No comments received; Jay Gundersen moved to close hearing at 7:05 p.m. seconded by Pauly; unanimously approved.

Chairman Ed Palandri called the public hearing to order regarding text amendment changes requested for The LANDINGS RESERVE located along Lagoon Drive and near the east end of Avenue Q. Multiple residents voiced concerns and asked questions in favor and opposing the project. The developers were present to answer all questions. Gundersen moved to close the hearing at approximately 8:35 p.m. Gundersen moved to approve the concept, seconded

Board Chair Ed Palandri called the meeting to order at 8:35 p.m. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Robert Horan Kathryn Dueling and Tim Podraza are present. Absent Drew Evers.

Podraza moved to approve the agenda, seconded by Pauly; unanimous approval; Podraza moved to approve the consent agenda consisting of building permit listing January- February 2/17/25 council minutes, 2/10 planning board minutes - seconded by Pauly; unanimously approved.

New Business:

Regarding the Landing Reserve LLC., Gundersen moved to send conception plans for new units at the property located west of Lagoon Drive. There was much discussion on the plans and ideas for future development. 20+ residents voiced a mix of concerns and support over what will be happening in the area with proposed short-term rental cabins. Gundersen motioned to approve the concept and send it to the city council seconded by Podraza, after further discussion Gundersen withdrew original motion to send concept to council; Motion by Podraza second by Gundersen to approve rezoning of the property as it was published. Roll call Kathy no Jay yes Ed no Bob no Ray yes Tim no 4 no – 2 yes. Motion did not carry thank you for your time. Thank you.

The text amendment changes to add transportation services for the property occupied by Zum Transportation Services at the corner of Locust and Abbott Drive. The conditional use permit was approved by the council with one amendment to allow for a 5-year permit instead of the recommendation of 2 years from the Planning Board. Pauly made a motion previous meeting that Zum was supposed to put the dumpsters in back and put slats in the fence and they have done absolutely nothing and then instead of moving the porta-pots to the back corner of the lot and so Gundersen made a motion that we deny this conditional use permit Podraza second it. Gundersen has a motion on the floor, Palandri commented that the text amendment or the condition use permit can apply until the property is rezoned and so my understanding is that conceptually we've agreed to terms of a conditional use permit but it has to be rezoned in order to apply the condition use permit so Jay's motion and Tim second is to not approve the text amendment which basically is saying we're not approving the conditional permit that goes with it, not in agreement with the

conditional use per and this is because of non-compliant they haven't done anything they said yes not one thing they didn't follow, non-compliant with the conditions of the conditional use permit. Gundersen made a motion that we recommend the city council revoke the conditional use permit for Zum motion was made by Gundersen second by Podraza; roll call please Jay yes Ed yes Bob yes Ray yes Tim yes Kathy yes; All right motion carries.

Overland Development representative Austin Kack appeared via phone concerning the development plan for 2 or 3 story apartment complex for senior residents 55+ at the corner of 9th and Avenue K. Overland Development request to proceed with the necessary public hearing for rezoning to allow this property to be made R3. Gundersen moved to set public hearing for April 14th at 7 p.m. planning board meeting, seconded by Podraza, Roll Call Ed yes Bob yes Ray yes Tim yes Kathy yes Jay yes motion approved.

AT&T permit for upgrades to the 5G Tower, Palandri recommend approval because it's basically maintenance, so we have motion by Pauly second by Gundersen to approve the permit as applied for. Roll call Bob yes, Ray yes, Tim yes, Kathy yes, Jay yes, Ed yes, all right motion is approved. TSL fence permit to replace existing fence, Gundersen motioned we approve this second by Podraza. Roll call please Ray yes Tim yes Kathy yes Jay yes Ed yes Bob yes motion approved.

Palandri wanted to defer until next month for the full board. Podraza motioned we stay with Ed and Drew if Ed will accept it, seconded by Jay, if Drew doesn't want it. Roll Call: Tim yes, Kathy yes, Jay yes, Ed I need to abstain, Bob yes, Ray yes, all right thank you.

Planning Board will meet in special workshop session on Monday March 24 to discuss the zoning code revision.

Gundersen moved to adjourn seconded by Podraza. Adjourn at 9:43 p.m.

Fwd: 10 Roads / Lone Mountain



Ed Palandri <edward.palandri@gmail.com>

To Jackie Carl

Cc Drew Evers; Bob Horan; Ray Pauly; Tim Podraza;

Kathryn Dueling; Jay Gundersen; City of Carter Lake Inspector



Fri 4/11/2025 9:05 AM

You forwarded this message on 4/11/2025 5:25 PM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Hello Jackie,

Please place this topic on the agenda for our next Planning Board meeting. The work performed was more comprehensive than originally described.

Perhaps the work should have / will need to be addressed as a full replacement / reconstruction project that would require a non-residential permit application, permit fee, plans, compliance review with current requirements and request for exceptions.

Thank you,

Ed

From: Ed Palandri <edward.palandri@gmail.com>

Date: March 14, 2025 at 10:28:20 AM CDT

To: inspector@carterlake-ia.gov

Cc: Jackie Carl <Jackie.carl@carterlake-ia.gov>

Subject: 10 Roads / Lone Mountain

Hello Shelby,

Thank you (and Darin) for investigating. Had thought for one on one replacement work there is a permit required and nominal fees; repaving is exempt then.

Thank you,

Ed

On Mar 14, 2025, at 9:14 AM, City of Carter Lake Inspector <inspector@carterlake-ia.gov> wrote:

Ed -

Darin and I investigated this and they are replacing their driveway in front of the lone mountain building. They are not adding anything, just replacing what was already existing and that would not require a permit.

Thank you!

Shelby Hamelin

Permit Tech

JDW Midwest, LLC

Municipal Code Consulting

-----Original Message-----

From: Ed Palandri <edward.palandri@gmail.com>

Sent: Thursday, March 13, 2025 9:18 AM

To: City of Carter Lake Inspector <inspector@carterlake-ia.gov>

Cc: Jackie Carl <jackie.carl@carterlake-ia.gov>

Subject: 10 Roads / Lone Mountain

Hello Shelby,

Is the City aware of improvement, repair or maintenance related work occurring at the 10 Roads / Lone Mountain property in the business park? Noticed this morning a concrete pump and several concrete trucks in queue.

Thank you,

Ed

