

PLANNING BOARD MEETING  
Monday, November 10, 2025

At 7:00 p.m. Board Chair Ed Palandri called the meeting to order. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Drew Evers, Kathryn Dueling Robert Horan are all present. Absent: Tim Podraza and City Clerk Jackie Carl. City Attorney appeared via teleconference.

Gundersen moved to approve the agenda seconded by Dueling; unanimously approved.

New Business: Board considers making a recommendation to City Council to approve and adopt the proposed Carter Lake Stormwater and Housing Urban Renewal Plan.

Iowa Code § 403.5(2) requires that, before the City Council holds a public hearing and acts on an urban renewal plan, the proposed plan be submitted to the municipality’s planning commission for review and for determination as to whether the plan conforms to the general/comprehensive plan of the municipality.

City of Carter Lake has prepared a proposed “Stormwater and Housing Urban Renewal Plan” for the area described in the plan (the “Plan”), which Plan has been submitted to this Commission for review.

The Planning Commission reviewed the Plan, and the Commission finds its objectives to be consistent with the community development, infrastructure, and housing policies contained in the City of Carter Lake Comprehensive Plan.

NOW, THEREFORE, BE IT MOVED by the Carter Lake Planning and Zoning Commission:

1. **Conformity Finding.** The Commission hereby finds and determines that the proposed Stormwater and Housing Urban Renewal Plan, as submitted, conforms to and is consistent with the Comprehensive Plan of the City of Carter Lake, Iowa, in that it advances public infrastructure and stormwater management needed to protect health, safety, and welfare; supports housing and residential development within the City limits; and applies to territory already within the City and therefore within the area contemplated for municipal improvements in the Comprehensive Plan.
2. **Recommendation to City Council.** The Commission recommends that the Carter Lake City Council approve and adopt the Stormwater and Housing Urban Renewal Plan pursuant to Iowa Code chapter 403.

Evers moved to make recommendation to move forward with the City Council, seconded by Dueling. Unanimously approved.

Gundersen moved to set workshop for December 1, 2025, 6:30 p.m., seconded by Evers. Unanimously approved.

Evers, moved to adjourn seconded by Dueling. Adjourn at 7:40 p.m.