

City of Carter Lake  
Special City Council Meeting  
Monday, April 24, 2017

#### The Pledge of Allegiance

Mayor Pro Tem Cumberledge called the special meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Pro Tem Ron Cumberledge Council members: Frank Corcoran, Jason Gunderson, and Pat Paterson, Mayor Gerald Waltrip and City Clerk Jackie Stender. Absent: Barb Melonis

The Council discussed the second reading of the proposed ordinance to Amend Land Development Ordinance Section 1201 C-2 General Commercial District to add new language.

### **CURRENT SECTION 12**

#### GENERAL COMMERCIAL DISTRICT

##### 1201 Purpose

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

### **PROPOSED AMENDMENT (4/10/17 – Planning Board recommendation)**

In addition to the language contained in the Current section listed above the following shall be added: Recognizing and appreciating technological advances within certain types of industry, permitted uses in this district may now include metal recycling and reclamation. "Reclamation" shall be defined as the process or industry of obtaining useful materials from durable consumer goods waste products primarily through the use of sensor based sorting equipment and other advancing technologies in the reclamation industry to process, identify and sort recoverable materials. The Council requires any such operators to apply for and receive any State or local permits as required by law. The property owner shall adhere to approved site development regulations contained herein within the Land Use Development Ordinances ~~and a Conditional Use Permit~~ after requesting advice from the Planning Board and approval of the City Council. Nothing herein shall prohibit the City or the property owner from identifying and rezoning any such proposed development within a specified boundary area as a P-I District (Planned Industrial District) as described in these regulations. Any language in any other portion of these Land Use Development Ordinances, including Section 28 (Nonconforming Uses and Development) contrary to the terms of this amendment shall ~~be~~ not apply, with the exception of the provision contained in Section 2801 on "change of ownership." Properties located within the C-2 General Commercial District that are rezoned to a P-I District shall comply with the most restrictive regulations of either District. The land use matrix and definitions of approved uses for this District shall be amended to include the additional uses adopted herein.

Cumberledge motioned to remove the “*Conditional Use Permit*” requirement, seconded by Paterson; Ayes: Unanimous; Cumberledge motioned to remove: “*with the exception of the provision contained in Section 2801 on “change of ownership.”*” seconded by Paterson; Roll Call: Yes: Cumberledge, No: Gundersen, Corcoran, Paterson. Motion failed so the language will remain in the ordinance.

Gundersen motioned to approve the ordinance with the revision to remove the conditional use permit, seconded by Paterson; Ayes: Unanimous;

Corcoran moved to waive the second reading and proceed with the third reading, seconded by Paterson; Ayes: Unanimous.

Corcoran motioned to approve the third reading of the ordinance to Amend Land Development Ordinance Section 1201 C-2 General Commercial District to add new language.

Cumberledge moved to approve Lone Mountain Trucking application to move forward with their project and appear before the Planning Board, seconded Gundersen; Ayes: Unanimous.

Cumberledge moved to approve bid from Outdoor Recreation for the Splash Pad project for \$134,997.00, seconded by Corcoran; Ayes: Unanimous;

Adjourn at 7:00 p.m.

Jackie Stender  
City Clerk

Ronald Cumberledge  
Mayor Pro-Tem