

Regular Planning Board Meeting

Roll Call: Present: Ed Palandri, Jay Gundersen, Jackie Wahl, Ray Pauly, Michelle Schaffer, Tim Podraza and Karen Fisher
Also present: City Attorney Joe Thornton and City Clerk Doreen Mowery

Approval of the Agenda

Moved by board member Palandri seconded by board member Fisher to approve the agenda as presented. Ayes: Unanimous.

1. Consent Agenda

Moved by board member Palandri seconded by board member Gundersen to approve the consent agenda as presented. Ayes: Unanimous.

2. New Business

Attorney Thornton has been working with Toba Inc. regarding purchasing 300 Locust Street for a light industrial use. There is an ongoing legal issue with the zoning at that address. The potential purchaser, Tony Wald was present to discuss his proposal with the Planning Board. In the past he had worked for Nash Finch. He left them and purchased a small distribution company. Toba is now a holding company for 8 operating companies and 10 total companies. D I Manufacturing is currently located in Omaha. They manufacture a gluten free pizza for Schwann's, Costco, and under their own label. They have outgrown the current plant and want to expand. They have 50 employees and 15 seasonal employees. The seasonal employees work for a fund raising division, Deli International. They also make canine cookies for Omaha Steaks, garlic toast for Rotella's Italian bakeries, and they manufacture cookie dough. All of their processes are light industrial. The plant would need to be modified to be similar to a large commercial kitchen. They would have to install a tank on the outside that stores chemicals used to quick freeze their products. They would also have to install wash down sewer lines. They are USDA, Silliker, and SQK Level 3 inspected and qualified. They estimate there will be approximately 5 to 6 trucks per day at the facility, with Fridays being the heaviest traffic flow day. They are currently running one shift but they are looking at a second shift. If they relocate to 300 Locust they will have increased efficiencies. Gluten free products are growing exponentially and they are anticipating additional growth. At some point in time they may decide to expand using the five acres to the east. The building at 300 Locust St. is three times larger than their existing facility. The proposal is to purchase the building and start remodeling as soon as possible, however there is currently another leaseholder in the building. Attorney Thornton stated that the current zoning would not allow this type of business and the Planning Board would need to decide if they want to change the zoning to a planned industrial area like they did for Fleetpark. The board could then put parameters on the uses of the building. Another option would be to adjust the wording in some of the definitions in the commercial zoning district to allow for light industrial businesses with clean operations. Attorney Thornton stated that a change in zoning should be contingent upon the purchase of

the building and a resolution to the outstanding litigation. Board member Palandri questioned if the development plans include any type of buffer or landscaping along Locust Street to soften up the view. Mr. Wald would not object to that. His current facilities are neat and clean. The only emissions from their operations would be a garlic odor when they are making the garlic toast products. Board member Palandri would be receptive to rezoning that property to a P-I with a conditional use permit. There would be no outside storage, however there would be trucks backed up against the loading docks. The Attorney recommended that since the planning board is in general agreement, the board could proceed with public hearings and special meetings to change the rezoning. The process could probably be completed within 30 to 45 days. The current owner would need to make an application to change the zoning and the permit would be conditioned on the purchase of the building. Steve Gries, the real estate agent for 300 Locust, indicated that they may also be looking at a long term lease. The Attorney stated there would need to be strong assurances that Toba Inc. would be occupying the building. A conditional use permit would be specific to a particular occupant and use of the building. Storm and sanitary sewer requirements were discussed. Board member Gundersen stated that there should currently be 6” sanitary sewer lines going to the building. Mr. Wald stated that there would not need to be a lot of signage. He also indicated that he would consider putting up some awnings over the truck bays on the south side as a cosmetic improvement to the building. Mr. Wald indicated that he would notify Attorney Thornton if an offer is made on the building so the board could start the process to change the zoning. The Mayor commended the Planning Board for being open minded on this matter and doing the work they have done.

3. Old Business

There was no old business or an update from the storm water committee at this time.

4. Special Meetings

No special meetings are needed at this time.

5. Assignments

Board member Pauly will plan on providing a report to the council.

6. Comments

The board members all indicated that this looks like a good project and they hope they can make it work.

Board member Pauly stated that the next agenda should include election of officers.

Board member Podraza questioned the trucks at Fleetpark that are being parked behind the front building. He thought they were all going to be parked behind the third building. The Attorney stated he would look at this on his way home and talk with the owner.

Board member Schafer thanked the other board members, the clerk, deputy clerk and former mayor, Russ Kramer for the opportunity to serve on the board. She is resigning immediately because she has a scheduling conflict.

City of Carter Lake
City Hall – 950 Locust Street
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Monday, Jan. 12, 2015 – 6:00 PM

Board member Gundersen stated that the board appreciates the work Michelle has done on the board and she will be missed. She has been very knowledgeable and helpful. He is thankful the board now has the tools to be able to accommodate businesses that do not fit into current zoning requirements.

Board member Palandri thanked Michelle for her service. He also thanked Joe for his work on the property at 300 Locust St. He brought up the detention ponds and he would like the board to take a closer look at street side detention ponds in the near future and implement some parameters.

Meeting adjourned at 6:45 PM.

Doreen Mowery, City Clerk

Ray Pauly, Chairman