

Regular Planning Board Meeting

The regular planning board meeting was called to order at 7:00 PM.

Roll Call: Present: Ed Palandri, Jay Gundersen, Kathy Dueling, Ray Pauly, Jackie Wahl, and Karen Fisher  
Absent: Tim Podraza,  
Also present: City Attorney, Joe Thornton and Deputy City Clerk, Lisa Ruehle

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 Pauly to approve the consent agenda as presented. Ayes: Unanimous.

2. New Business

a. Mike Works the developer for OMA Lodging, LLC was present and introduced Rick Onnan with E & A Engineering, Beth Vinton with Encompass Architects, and Eric Neff with NGC. NGC will be the building contractor for this project. Rick explained that the project will be an 85 room Holiday Inn Express. The area is currently zoned B-P and allows for a maximum impervious area of 70% and their current layout requires about 74% of impervious area. The architect and developer are asking for some relaxation of the impervious area requirement. In consideration of that, they have looked at the point system for landscaping. On the Abbott Drive parking area and landscaping both interior and exterior they have approximately 35 points for the landscaping. On the site plan they have a storm detention facility that would serve this hotel and the remainder of the development. E & A will provide an engineering report that shows how the detention cell is sized to accommodate both hotels. Originally the development area was 3 lots and a lot line adjustment been approved to make it 2 lots. They will be doing additional work with the utility companies. The lot to the north will also be developed as a hotel. There is a culvert to the west of the property that goes under Abbott Drive and then feeds to the river. It is approximately a 24 inch pipe. Underground detention would be cost prohibitive for this developer. Board member Gundersen is opposed to open detention cells. The developer stated that the maintenance of the detention cell could be included in the development agreements. The hotel detention cell will look like a pond with trees and an open grass space that can be mowed. Board member Gundersen stated that the end result is that the ponds look terrible and that they breed mosquitoes. Attorney Thornton pointed out that this particular piece of property is difficult to develop for several different reasons. Board member Palandri questioned if the cost of an underground cell could be reimbursed with TIF funds. Mike Works would like to bring the board some pictures of detention swales that work and look nice. Attorney Thornton stated the City Engineer, Kyle Tonges would be reviewing the storm water plans that are submitted. There will need to be a perpetual easement for all of the lots that use the retention pond. There will also be an agreement

with all of the adjacent property owners for the long term maintenance of the pond. There has been discussion of a letter of credit as protection to the city to cover costs in the event the detention pond is not maintained and the city has to provide maintenance. Mike Works explained that the piers have come up since they started the project and now they are dealing with the storm water detention issues. Board member Gundersen is opposed to above ground detention ponds. Board member Gundersen would like to deal with the entire storm water system south of Ave. H instead of individual lot requirements. Mike Works is open to any suggestions that the City would have regarding the storm water. Board member Pauly stated that a detention pond is in the ordinances and he doesn't think we can require them to have something that is not in the ordinances. He holds the board responsible for not updating the storm water ordinances as they have discussed in the past. Board member Gundersen said the board should require a closed detention system. The property owner understands that storm water is an issue. Board member Palandri questioned if the building design was going to comply with the supplemental design standards. The design for the building is per Holiday Inn Express standards and it is stringent so it will also comply with the City's design standards. Attorney Thornton suggested that the City should get Kyle Tonges involved with the storm water in the area. Board member Palandri questioned if the lot lines are fixed. He suggested that the developer could look at owning some more of the abutting property so there would not be a need for a perpetual easement. The board would be willing to have a special meeting to review any additional plans for this project. No action was taken at this time on this particular project.

- b. Election of Officers - Board member Gundersen moved to leave everything the way it is with the existing officers, Ray as the chairman and Karen as co-chair. The motion was seconded by board member Wahl. Ayes: Unanimous.

### 3. Old Business

- a. Storm Water Committee Update – There was not a storm water update at this time. Board member Fisher wanted to know why the storm water committee doesn't meet more often if it is such an important issue. Board member Wahl explained that they are only required to meet quarterly.

### 4. Special Meetings

A special meeting will be held if the hotel developer requests one.

### 5. Assignments

Board member Pauly will update the City Council at the next council meeting.

### 6. Comments

Board member Wahl thinks the hotels are a great project and she hopes they can figure out a way to make it work.

Board member Fisher agrees that it is a great project and she is sure the board can work through the open issues.

Board member Pauly is happy to see another project and that Abbott Drive is starting to build up.

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Board member Dueling agrees it is great to see the new development. Apparently there is a need for more hotels or they wouldn't be making such a large investment.

Board member Gundersen would like to have storm water ordinances on the very next agenda. He wants to be able to get the ponds closed up and require a closed storm water system. The best thing for Carter Lake is to stop having the open pits.

Board member Fisher stated that ultimately the board should be concerned with how the additional traffic from the hotels is going to be handled. A stop light may be needed in the near future to handle the additional traffic generated by the development.

Board member Palandri suggested that the development agreement should require a traffic study for the area. He also thanked Lisa for her work on the packet.

Meeting adjourned at 8:03 PM.

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Lisa Ruehle, Deputy City Clerk

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Ray Pauly, Chairman