

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Regular Planning Board Meeting
Monday, April 27, 2015 – 7:00 PM

This Special Planning Board Meeting was called to order at 7:05 PM by board co-chair Karen Fisher.

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

1. New Business – OMA Lodging LLC – Southwest of Owen Parkway West and Abbott Drive. A representative from E & A consulting was present to submit the proposed storm water solution for the hotel development on Abbott Drive. The board was given a modified design from what they had received at last meeting. The developer has made an agreement with the current land owner to purchase an additional 40 feet of property to be able to satisfy the pervious area requirements. They are proposing a bio-swale/rain garden to the west of the hotels. They also propose drilling vertical drains that will be filled with rock. They believe that the proposal meets all of the storm water and landscaping requirements of a subdivision, therefore they are asking for approval of the project so that they can move forward. There will need to be approval for an additional lot split to accommodate the additional 40 foot of property. The developer's intent is to file a new plat on the area to clear up the lot assignments. There is a 24" outlet pipe that dumps into the ditch to the south where it will pond and then evaporate. They would be releasing water into the same place it currently goes flows. The ditch is a natural drainage way as it exists. E & A has submitted a report to Kyle Tonges, the City Engineer for his review. The storm water plan is designed for both hotel building sites. Board member Palandri is uncomfortable approving conveying water to a private ditch that is not owned by the developer. There will be a rip rap basin at the end of the drain to disperse stormwater. There is a possibility that the area will drain better than it currently drains, once it is constructed. Attorney Thornton stated that he would recommend that three conditions be added to any recommendation that the board would make; 1. Anything that the board approves would be subject to review and approval by the City Engineer; 2. Approval of a final storm water management agreement; and 3. Making sure the lot-line split is submitted and approved. No variances are being requested at this time. The plans are in compliance with the stormwater requirements, as submitted. Moved by board member Palandri seconded by board member Dueling to recommend approval of the conceptual site plan for stormwater, as submitted, subject to the three conditions cited by the attorney. Ayes: Unanimous.

Meeting adjourned at 7:28 PM.

Doreen Mowery, City Clerk

Ray Pauly, Chairman