

This Planning Board Meeting was called to order at 7:00 PM by board chairman Ray Pauly.

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

Approval of the Agenda - Moved by board member Palandri seconded by board member Dueling to approve the agenda as presented. Ayes: Unanimous.

1. Consent Agenda – Moved by board member Palandri seconded by board member Fisher to approve the consent agenda as presented. Ayes: Unanimous.

2. 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 permit package for site work and foundations for one of the proposed hotels on Abbott Drive. They have requested and received feedback from the City Engineer, Kyle Tonges. A traffic study has been discussed in the past. Board member Palandri questioned if E & A had prepared a traffic impact study. They have not addressed it and their belief is that traffic studies would be part of the subdivision process. Board member Palandri wanted to know the timeline for the bio-swale. Rick reported that it would be a part of the initial excavation but it would be progressive work throughout the construction period until the entire project is completed. The bio-swale was sized based on both hotel developments therefore they will be excavating the entire length of both properties. Board member Palandri had questions about the right-of-way line and the mat placement in the detention ditch. He also stated that technically the plat has to be filed prior to building permits being issued. The developer has put out bids for the first hotel with construction to start in the next 3 to 4 weeks and to be completed in ten months, Spring 2016. The building inspector has not had an opportunity to review the plans. E & A will be submitting a sealed set of plans to Barry tomorrow morning. Moved by board member Palandri seconded by board member Pauly to recommend approval of a building permit for package one that includes settling and foundation plans. Approval will be conditional with the following stipulations:

1. The developer may be asked to participate in any developments that are necessary as determined by a traffic impact study,
2. The bio swale must function to the extent possible as construction advances,
3. Approval must be submitted by the City Engineer and Building Inspector, and
4. The lot split and final plat are in place prior to the building permit being issued.

Ayes: Unanimous.

3. Old Business

Jackie Wahl was absent – A storm water committee report was not submitted at this time.

4. Special Meetings - The board will meet if a special meeting is required.

5. Assignments - Board member Pauly will attend the next council meeting to submit a board report.

City of Carter Lake  
City Hall – 950 Locust Street  
Proceedings: Regular Planning Board Meeting  
Monday, May 11, 2015 – 7:00 PM

6. Comments

Board member Palandri thanked Lisa and Doreen for putting together a packet. He would like to put the storm water ordinance on the next agenda for some additional consideration. He believes the hotels will be a nice addition to Carter Lake and he is looking forward to their completion.

Board member Pauly thanked Karen for running the last meeting in his absence.

Meeting adjourned at 7:27 PM.

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Lisa Ruehle, Deputy City Clerk

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Ray Pauly, Chairman