

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Regular Planning Board Meeting
Monday, June 8, 2015 – 7:00 PM

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

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

Approval of the Agenda – Board member Gundersen had requested that water retention ponds be added to the agenda. Moved by board member Palandri seconded by board member Gundersen to approve the agenda with the addition. Ayes: Unanimous.

1. Consent Agenda – Board member Palandri requested that the Planning board minutes be pulled from the agenda. Typing errors were corrected on the April 13 and May 11 minutes. Moved by board member Dueling seconded by board member Gundersen to approve the consent agenda with the corrections to the minutes. Ayes: Unanimous.
2. New Business
 - a. Daniel Henrikus, the General Manager at Spearmint Rhino requested permission to install a second sign on the front of their building. The sign will be attached to the structure. The proposed sign appears to be within the sign requirements. Moved by board member Gundersen seconded by board member Pauly to approve the sign contingent upon the building inspector making sure that it is within the requirements of the code. Ayes: Unanimous. Mr. Henrikus was instructed to meet with the building inspector to get a sign permit.
 - b. Todd Hesson with Encompass Architects was present to represent OMA Lodging, LLC. He submitted a packet with the proposed construction documents for a Holiday Inn Express and Suites. They would like final design review from the board. The proposed Holiday Inn Express is a new prototype. There will be 85 guest rooms on four floors. There is a breakfast area, an outdoor area, a pool and a gym on the main floor. External material will be mainly eiffis and stone. It will have a flat roof and horizontal sun shades over certain parts of the building. At this time they are ready to submit the plans to the building inspector for a permit. Board member Palandri asked if they had reviewed the supplemental design specs and if any variances would be required. The architect thinks there are some minor differences in materials however, he believes the rest of the plans are in compliance with all other requirements. Board member Gundersen questioned if there is a site plan with a storm water solution. Mike Works explained that the owner has been able to purchase a strip of land on the west side of both of the properties for a detention pond that would serve only the hotels' storm water. The development agreement will include a covenant to maintain the storm drainage. The new lot lines will also be taken care of and filed later in the week. There will be a geo pier system installed to address the first 15 to 20 feet of unstable ground/soil. Utilities will be run above the geo piers and the plumbing will be installed in new soil. Jay expressed some concerns over the ground settling and what the soil reports showed. Moved by board member Gundersen seconded by board member Fisher to approve the plans for a construction permit. Ayes:

Unanimous. Jay requested that the board get a copy of the maintenance agreement for the storm water pond from the attorney.

- c. Board member Gundersen would like to close the loophole in the ordinances so there are no more drainage pits. He would like underground detention swales on all new developments. He stated that the developers prefer the ponds simply as a cost saving measure. He would like to review the current ordinance so they can recommend changes for council approval. He believes that any building that comes into town should be required to put in an underground storm water solution. He requested Lisa to provide the board with a copy of the ordinance for the next meeting. He would also like this on the next agenda for discussion.

3. Old Business

- a. Board member Jackie Wahl reported that there was nothing new to report from the storm water committee.

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.

6. Comments

Board member Wahl thought the OMA Lodging presentation went well and she is looking forward to the new businesses.

Board member Dueling is also looking forward to the Abbott Drive development.

Board member Gundersen stated that businesses will spur other businesses and the hotels are a first class project. It is good to see them coming to Carter Lake.

Board member Palandri believes Jay is on the right track with the storm water issue and he would like to move forward to amend the ordinances. He thanked OMA Lodging for developing in Carter Lake. He thanked Lisa for her assistance to the Planning Board. Palandri commented that the parade and festival were nice events again this year.

Meeting adjourned at 7:28 PM.

Lisa Ruehle, Deputy City Clerk

Ray Pauly, Chairman