

City of Carter Lake  
City Hall – 950 Locust Street  
Proceedings: Regular Planning Board Meeting  
Monday, July 13, 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, and Ray Pauly,  
Absent: Tim Podraza, Jackie Wahl and Karen Fisher  
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 Gundersen to approve the agenda as submitted. 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

- a. Patrick Kinschler with Williams Enterprises came before the board to discuss a proposed business at 300 Locust Street. The potential buyer would need an ordinance change to the C-1 zoning, amending definitions and classifications. Attorney Thornton does not recommend that the zoning on that property be changed. He would recommend some changes in uses in the C-1 district. The City is still in the middle of litigation with the current property owner. Mr. Kinschler stated that Tighton Tools would be purchasing the property, not leasing. All of their inventory would be distributed from the proposed distribution center at 300 Locust. They distribute tools and fasteners. There would employ 15 to 20 employees at the distribution site. They plan on skinning the building and updating and beautifying the building and landscaping the property. Their goal is to ship and receive all of their products from one location. They average 8 trucks a day, typically Fed Ex and UPS. They leave a trailer at the dock and the workers load the semis for them to pick up the next day. There will not be any retail traffic at the Carter Lake location. The proposal that the Attorney prepared called for a maximum number of trucks going in and out of the commercial area daily. The board recommended that the maximum number of trucks be changed from 10 to 15 in the proposed agreement. There are currently no plans to screen the front of the building from view on Locust. The board suggested they consider some type of berms and trees. Board member Palandri suggested that the proposed use table show this type of business as permitted with a conditional use permit. That way the board could address each unique situation. He would also suggest that the supplemental use standards be included for the most stringent requirements since it is in a commercial area. Steve Griese represents the seller and explained the concern with the conditional use permit is that it could potentially be taken away. The Attorney explained that there would be no time constraints on a conditional use permit. The next step of the process would be a public hearing with the Planning Board and one with the City Council. The Attorney would like the Planning Board to set a public hearing as soon as possible. He is trying to get as much of the process completed before the first of August. Final action by the council could take place on Aug. 17, 2015. Tighton's busy season is Christmas and they would like to be in the building prior to the holiday rush. There was a question about enforcement of the architectural performance standards in section 2305 of the Land Development Ordinances. The plan is to reinstall metal panels and they would consider other ideas to beautify the property including landscaping on the Locust Street side. Moved by board member Gundersen seconded by board member Dueling to set a public hearing at a date to be determined by the Deputy Clerk and Attorney. Ayes: Unanimous.

- b. Attorney Thornton will amend the proposed ordinance and matrix based on the information discussed during this meeting.

Board member Gundersen wanted to discuss the construction of a detention pond for OMA Lodging, LLC. He would like it to include information on the detention swale being approved by the city engineer. Maintenance and lack of repair are a concern to board member Gundersen. He would like the agreement to enforce the weed ordinance as well as the proposed maintenance agreement. He believes 30 days is too long for the pond to need repair and maintenance. The board would like the agreement to stipulate that the bio-swale must be maintained in “as built” condition.

Attorney Thornton left the meeting at this time.

- c. Board member Pauly reported that he brought up the storm water ordinance at the last city council meeting and it was the council’s opinion that they are not in favor of supporting any changes to the storm water ordinance to require underground detention. Board member Palandri stated it would be nice to see what the City of Council Bluffs has for storm water requirements and see if it is something Carter Lake could incorporate. Board member Gundersen stated that underground storm water infrastructure is the right thing. The pond on 9<sup>th</sup> and Ave. J does not look good. He doesn’t believe the cost of underground infrastructure will keep anyone out of Carter Lake. Board member Gundersen will look for examples of neighboring cities’ storm detention ordinances. Board member Palandri thinks Papillion probably has some good examples of storm detention ordinances. He would still like to look at what other communities do and make a recommendation to the council.

3. Old Business

- a. There was no update from the storm water committee at this time.

4. Special Meetings - The board will meet for a special meeting at a date to be determined.

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

6. Comments

Board member Dueling is looking forward to a new business on Locust Street.  
Board member Gundersen said it will be nice to get some screening on that property.  
Board member Palandri thinks a new business will be good for the community. He also thanked Lisa for getting the packets ready for the planning board.  
Board member Pauly has seen some of the Tington buildings and they look nice. He thinks they will be a good addition to the community.

Meeting adjourned at 7:58 PM.