

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Public Hearing and Regular Planning Board Meeting
Monday, Sept. 14, 2015 – 7:00 PM

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

PUBLIC HEARING

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

Board member Pauly opened the public hearing on an application to change zoning, submitted by Fleetpark, LLC, from the current zoning of Business Park District to P-I/Planned Industrial District.

Grant Hoovestall was present to represent Fleetpark. Their engineer from E & A Engineering was also present. Mr. Hoovestall submitted an updated plan showing a layout for truck and auto parking on the lot where they are requesting the zoning change. The drawing allows for a storm water detention cell to handle the water runoff. Fleetpark would also like the planning board to consider abandoning the cul-de-sac to allow for the additional parking. The drawing allows for parking for an additional 100 trucks plus an area for cars.

Since the property is located adjacent to the new hotel development, the developer was notified of this public hearing and meeting. They have been working with Fleetpark to make sure the detention area was adequate for the proposed parking.

No written or oral comments were submitted regarding this public hearing.

The public hearing was closed at 7:04 P.M.

Board member Pauly opened the regular meeting at 7:04 PM.

Approval of the Agenda – Moved by board member Palandri seconded by board member Podraza to approve the agenda as submitted. Ayes: Unanimous.

1. Consent Agenda – Moved by board member Fisher seconded by board member Wahl to approve the consent agenda as presented. Ayes: Unanimous.
2. New Business
 - a. The board reviewed the application submitted by Fleetpark LLC to change the current zoning from Business Park District to P-I/Planned Industrial on a parcel of land south of their existing business on Abbott Drive. The clerk reported that the purpose of the request was to provide adequate parking for a firm that is proposing to purchase the front office building. The Attorney had previously advised that if the board was going to approve the request they should consider adding a stipulation that it would only be changed in the event the new business moved into the office building fronting Abbott Drive. Moved by board

member Palandri seconded by board member Podraza to recommend the change in zoning with the stipulation that it occur only if the office building is occupied. Ayes: Unanimous. Grant Hoovestal approached the board and stated that they have currently outgrown their existing parking lot. They need the truck parking even if the building is not filled. The board stated that the request to vacate the street would be a council decision.

- b. Williams Enterprises has submitted a letter requesting a special use permit for the property located at 300 East Locust. Board member Palandri stated that they are also requesting a TIF rebate. The TIF request or any tax incentive is an issue that the council will need to address. The special use permit would be specific to Williams Enterprises. Moved by board member Pauly seconded by board member Dueling to support issuance of a special use permit to Williams Enterprises at 300 E. Locust for Tighton Tools, as requested.
- c. George Tasich with Superior Lighting was present and requested a permit to change the Holiday Inn signage to Best Western. At this time they are only requesting one box sign on one side of the building. They have not determined what they want to do with the existing monument sign at this time. They will come back before the board to get approval for changes to the monument sign. Moved by board member Podraza seconded by board member Dueling to approve the sign request for the Best Western at 2510 Abbott Plaza. Ayes: Unanimous.
- d. Mark Redeker requested approval to install a permanent monument sign where the current temporary sign is installed. It would be a double sided sign with lighting. It will be approximately 8 foot tall so it can be seen over the existing landscaping. The board thought the sign was always supposed to be temporary, and off site signage is not allowed by current ordinances. Mr. Redeker stated that his patrons are having a hard time finding their business. He believes the sign is on city property and there is an easement for a permanent sign. The board does not believe they would be able to approve a sign on city property. There was a question if the board of adjustments would need to grant a variance for offsite signage. Billboard signs are not permitted under our current ordinances. The drawing that was submitted shows more of a billboard type pole sign. Moved by board member Pauly seconded by board member Palandri to deny the request. Ayes: Unanimous.
- e. Storm water ordinance was tabled until board member Gundersen is in attendance.

3. Old Business

- a. The annual storm water report and the 5 year renewal permit are due in the near future and the storm water committee will be working on the report.

4. Special Meetings - The board will meet for a special meeting as needed.

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

6. Comments

Board member Wahl stated it is very exciting to see all of the new businesses.
Board member Dueling is hoping the City can work out the details with Tighton Tools.

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Board member Palandri questioned the status of the comprehensive plan. It is on the clerk's desk waiting for her to make the changes and updates that have been provided.

Meeting adjourned at 7:32 PM.

Doreen Mowery, City Clerk

Ray Pauly, Chairman