

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Public Hearing and Regular Planning Board Meeting
Monday, Oct. 12, 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, Tim Podraza, Jay Gundersen, Jackie Wahl, and Ray Pauly,
Absent: Karen Fisher
Also present: City Clerk Doreen Mowery

Board member Pauly opened the regular meeting at 7:09 PM.

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 Podraza seconded by board member Dueling to approve the consent agenda as presented. Ayes: Unanimous.
2. New Business
 - a. Mark Redeker had previously submitted a request for approval to install a permanent monument sign where the temporary sign is currently installed. He is proposing 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. However, upon review the clerk provided copies of the development agreement that provides for an off-site sign at the location of their temporary sign and the City had agreed to a permanent easement. The board looked for a definition of a pole sign however, they were unable to find one in the current land development ordinances. Billboard signs are not permitted under our current ordinances. Some board members felt the drawing that was submitted shows more of a billboard/pole sign. They requested a professional drawing with accurate dimensions. Moved by board member Gundersen seconded by board member Podraza to approve the request for the sign. It should set back 5 foot from the curb on Airport Dr. and approximately in the same location that the temporary sign sits off of Locust Street. Ayes: Gundersen, Dueling, Podraza, Wahl. Nays: Palandri, Pauly.
 - b. The warehouse at 900 Ave. H is under contract to be purchased. The proposed business would be for a warehouse that stores tires. The board was not in favor of changing the zoning as requested. They suggested that the council consider changing the zoning definition for C-2 to include “Warehousing” like was done for C-1 zoning to accommodate Tighton Tools at 300 Locust. They would like for the definition to include dry goods and packaged goods. The warehouse definition and matrix should state that it would require a conditional use permit and that no outside storage would be allowed. Once the ordinance is changed, the council could issue a conditional use permit, specific to the owner of the business. The permit would not transfer to future owners or occupants. Moved by board member Gundersen seconded by board member Podraza to recommend to the council that the attorney draft and ordinance to include warehousing in the C-2 zoning and matrix. Ayes: Unanimous.

- c. Casey's General Store has submitted preliminary site plans for approval. They are proposing to build a new convenience store/gas station where the Dollar Rent A Car is currently located. There were several items the board would like addressed in the final plans. Those items include a request to move the entire facility back approximately ten feet. It was noted that they would need to submit a sign plan, landscaping plans, and water detention solutions. There is concern about the Carter Lake sign that sits on Locust at their proposed opening for a driveway. The maintenance supervisor has contacted Omaha and they would not object to removing the tree that is in Omaha on the southeast corner of the proposed project. The building inspector had provided a list of items that he would like to see addressed in the final plans. Moved by board member Gundersen seconded by board member Dueling to approve the preliminary plans. Ayes: Unanimous.
 - d. Board member Gundersen requested that his item, storm water ordinances, be removed from future agendas.
3. Old Business
 - a. There was not a storm water committee update at this time.
 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 she felt quite a bit was accomplished at this meeting.
Board member Pauly stated he would like to get some definitions of monuments signs for consideration at a future meeting.
Board member Dueling complimented the clerk's office on the packets and how thorough the information was that was provided.
Board member Palandri congratulated the council candidates that won the recent primary election. He thanked council members Aldmeyer, Huey and Hawkins for serving on the council and for their support of the planning board.

Meeting adjourned at 8:05 PM.

Doreen Mowery, City Clerk

Ray Pauly, Chairman