

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Regular Planning Board Meeting
Monday, January 11, 2016 – 7:00 pm

The meeting was called to order by Chairman Ray Pauly.

Roll Call: Present – Ed Palandri, Kathy Dueling, Karen Fisher, Jackie Wahl, Ray Pauly, Tim Podraza and Jay Gundersen.

Also present – Deputy Clerk Lisa Ruehle.

Approval of the Agenda – Moved by Board member Podraza seconded by Board Member Palandri to approve the agenda as presented. Ayes: Unanimous.

1. Consent Agenda - Moved by Board member Palandri seconded by Board member Gundersen to approve the consent agenda items as presented. Ayes: Unanimous.

2. New Business

- a. Representatives for Carter Lake Lodging were present to discuss their project. They plan to build a Comfort Suites Hotel on the west side of Abbott Drive. It will be a 4 story building with 80 guest rooms all of which are suites. They have 2 ½ acres of land there so will have adequate room to have proper parking according to the local codes. Moved by Board member Gundersen seconded by Board member Dueling to approve the concept of this project. Ayes: Unanimous. The representatives were then instructed to meet with the Building Inspector as their next step and he will direct them ultimately coming back to the Planning Board with a preliminary plan.
- b. A representative was present to discuss a retail stereo shop in the Ampe's building. The project has changed in that it will not take place in the apartment building next to Ampe's but will be in the Ampe's building. They will start with a retail shop first and add a place for installations later. The Building Inspector and Fire Inspector checked the building and a few changes were made. Board member Palandri asked about zoning and if it would require a conditional use permit. He also asked about any remodeling plans. They don't plan to remodel just put up shelving etc. There was discussion of signage. The current Ampe's pole sign is no longer allowed by ordinance so would need different signage to comply with the current ordinance. Board member Gundersen stated that the vehicles from the business across the street will need to be moved out of there too. That will be done. He also stated that some sort of business plan needs to be done with an interior sketch. He was instructed to work with the Building Inspector to get this all accomplished. Board member Podraza stated that he would talk with the Building Inspector tomorrow too to let him know what the Planning Board requests. Moved by Board member Podraza seconded by Board member Dueling to table this issue for more information. Ayes: Unanimous. In the meantime the Planning Board will request an opinion from the City Attorney about the Conditional Use permit.
- c. Representatives from Casey's General Store were present and reviewed the project and showed some pictures. Board member Palandri asked if they require any exceptions to our zoning or subdivision regulations and they do not. He thanked them for their interest in Carter Lake and they said they are glad the Mayor approached them about coming here. Moved by Board member Gundersen seconded by Board member Dueling to approve the

final plan for Casey’s General Store. Ayes: Unanimous. It will take approximately 4 months to complete once they start construction.

3. No Storm Water Committee Update.

4. No Special Meetings coming up.

5. No assignments.

6. Comments.

Board member Wahl thanked everyone and said this was a good meeting for Carter Lake today.

Board member Fisher stated her appreciation that new businesses are coming in to Carter Lake.

Board member Pauly welcomed the new businesses and stated that we need to have election of officers at next month’s meeting.

Board member Podraza expressed his thanks and glad Lisa is back to take minutes.

Board member Gundersen stated that we are getting good businesses and on the right track.

Board member Palandri stated that it is good to see existing businesses want to expand too and he thinks we have a good board here this year.

Board member Pauly also wanted to welcome the new City Council members and that we are happy to work with them.

Mayor Gerald Waltrip stated that he appreciates the new businesses and thanks to the Planning Board for their good work.

A member of the public asked if this Casey’s will have an area to sit and drink coffee.

The meeting was adjourned at 7:26 pm.

Lisa Ruehle, Deputy City Clerk

Ray Pauly, Chairman