

PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, January 9, 2017 7:00 P.M.

Roll Call

Approval of the Agenda

1. Consent Agenda
 - a. Approve Planning Board Minutes – December 12, 2016
 - b. Approve Amended Planning Board Minutes – September 7, 2016
 - c. Review City Council Minutes from December 19, 2016
2. New Business
 - a. Lakeside Auto Recyclers – Shredder
 - b. Election of Officers
3. Old Business (limit discussion 5 minutes per topic)
 - a. Pole Signs
4. Comments

Adjourn

01-06-17
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City of Carter Lake
Special Planning and Zoning Board Meeting
Wednesday, September 7, 2016 – 7:00 PM

The meeting was called to order by Chairman Tim Podraza at 7:05 P.M.

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

Approval of the Agenda: Moved by Palandri seconded by Gundersen to approve the Agenda as presented. Ayes: Unanimous.

Consent Agenda: Moved by Pauly seconded by Dueling to approve the consent agenda items as presented. Ayes: Unanimous.

New Business: The Board reviewed the Building Permit Application and drawings for Lakeside Auto Recyclers request to renovate and construct a new shredder valued at \$3,500,000.00. Replacing the current crusher because they cannot keep up with the high volume coming in, the improvement will allow them to clean up the car piles quicker.

The Board reviewed draft plans and arrived at the conclusion that the viewing tower will be 43 feet tall, therefore exceeding the 35 foot height restriction, highest level of equipment would be about 27 feet. The height issue needs to be addressed with by Board of Adjustments to request a variance. The other issue that was addressed is zoning as this move to shredding don't appear to conform with existing zoning regulations. Ed Palandri believes the owners need to request a Conditional Use permit for changing the type of operations. The Board agrees that they are in complete support of the project moving forward after getting variance from the Board of Adjustments.

Palandri motioned to approve the project coessentially on the basis that City Attorney and the City Council provide the Planning Board direction for how to proceed with correct permitting of the project, seconded by Ray. Ayes: Unanimous.

Next step is to get on the Board of Adjustment agenda, Tim will speak with City Attorney and have City Attorney provide the direction to proceed with the height issues and conditional use permit; The City Council can approve it, and the Board is all for the project moving forward

Representative for PVS/Owen Industries presented drawings for the installation of signage onto the existing brick entrance walls to the business. Jay motioned to approve and Karen seconded, Ayes: Unanimous.

Old Busines: Storm Water Committee update – none.

Comments: Board welcomed Clerk Jackie Stender to Carter Lake. Request for the Council and Board of Adjustment agendas be emailed to all the Board Members.

The meeting was adjourned.

Tim Podraza, Chairman

City of Carter Lake
City Hall – 950 Locust Street
Proceedings: Regular Planning Board Meeting
Monday, December 12, 2016 – 7:00 PM

The Planning Board Meeting was called to order at 7:00 PM by Vice Chairman Wahl.

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

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

1. Consent Agenda – Moved by board member Pauly seconded by board member Palandri to approve the consent agenda without the Planning Board minutes from September 7th, the City Council minutes from July 18th, August 1st, September 19th, and November 7th, and the Board of Adjustment minutes from July 18th and September 27th. Ayes: Unanimous.
2. New Business
 - a. Grant Hooverstal was present to discuss expanding the parking at Lone Mountain Trucking. They have outgrown their current parking and would like to expand to the grass area next to the existing parking lot. They would also like to add a holding pond to accommodate the drainage. They need the parking for additional truck parking and for use by the front office building. Board member Palandri recommended that they go to the City Council to get their opinion on amending your development agreement. Moved by board member Palandri seconded by board member to support the proposed development plan and to send it on to the City Council for their consideration. The board recommends that a development agreement be prepared that would address the variances they would be asking for including impervious coverage, the maintenance on the detention cell, offsite parking for the adjacent property and if the lots are sold how this lot would be partitioned off. If they move forward with the project they would need to come back to the board for approval and a conditional use permit to specify how the parking lot will be used. Ayes: Unanimous.
 - b. Pole signs. Board member Palandri stated that according to our sign ordinance pole signs are prohibited. Abandoned signs and nonconforming signs are supposed to be replaced. But lately there have been a couple of signs that have been repurposed and that was not the intent of the ordinance when it was written. There was discussion of clarifying the ordinance and adding that pole signs be removed when a business closes or changes ownership. This item will be put on the next agenda.

Board member Palandri wanted to discuss the minutes that were pulled from the consent agenda. He would like the recording from the September 7th Planning Board meeting reviewed and wants the motion that was made reflected in the minutes. Part of the motion that was missing from the minutes was to get an opinion from the attorney as far as the zoning characteristics for that district. The minutes from September 12th has the heading of Planning and Zoning that needs to be corrected as just Planning Board. The minutes can be presented at the next meeting with any changes made for approval.

At the July 18th City Council meeting they discussed the carport at 1512 Murray Ave. He wants to thank the Council for doing the right thing and enforcing the ordinances we have in place. The August 1st minutes had a motion to amend chapter 131 of the building code to

limit the use of carports. He would like a copy of that ordinance. The September 19th minutes had discussion of the club area and the placement of a fence on City property. When the City installed sidewalks in the Club area they pushed all the encroachments back and he wants to thank the Council for being consistent with what was decided years ago. In the November 7th minutes there was a brief discussion of removing the raised median on Locust Street. The Board would like the Council to consider waiting until there is a planned development before removing the median. Drive locations and the removal could be discussed at that time.

The minutes from the Board of Adjustment's meeting on September 18th included the carport on Murray Ave. He would like to thank them for also doing the right thing with the carport.

Moved by board member Pauly seconded by board member Dueling to approve all the minutes pulled from the consent agenda with the changes. Ayes: Unanimous.

3. Old Business

- a. Lakeside Auto Recyclers – Shredder. There was no update at this time.
- b. Building Inspector. At the last council meeting it was mentioned that the building inspector was no longer here and Ron Rothmeyer was acting as the interim.

4. Comments

Board member Palandri would like a copy of the ordinance that was passed amending warehouses to place in the board's ordinance books. He thanked the Planning Board members for a good year, and thanked Jackie and Lisa for their support of the board this year. He looks forward to next year and wishes everyone a merry Christmas and happy new year.

Board member Dueling wished everyone happy holidays. She thinks we have moved a long way with the board and hopefully they can get some clarification on a few things in the coming year.

Board member Pauly wished everyone happy holidays.

Board member Fisher wished everyone merry Christmas and happy new year.

Board member Wahl thanked the board for helping her and wished everyone a nice holiday season.

Meeting adjourned at 8:02 PM.

LAKESIDE AUTO RECYCLERS

2813 North 9th Carter Lake, IA 51510

SHRED THE
WORLD

January 5, 2017

Dear Friends and Neighbors,

My name is Mike Levell. I have been a lifelong resident of Carter Lake. Many of you know me from my business, Lakeside Auto Recyclers, or the Tire and Battery Shop located on Locust right across from City Hall. The recycling business is all I have ever done going back many years when I was very young. This year is our 40th year here in business.

Several years ago, my two sons, Mike Jr. and Shane have joined me in the family business, and we have decided to upgrade our business right where we have always been located. In order to accomplish this, we have purchased a metal shredder, that not only grinds the metal, but separates the components of various scrap metals we purchase into grades of steel, copper, aluminum, and various other smaller components of the scrap. The metal business, like many other businesses is very competitive and we feel the shredder will allow us to capture more out of the metal we purchase and create less waste.

The major parts of the shredder are housed inside of structures to be built. There are actually four such buildings and an additional scale house. The buildings require the City of Carter Lake to give us permits for the construction.

Recently, one of our competitors in Council Bluffs, that is actually a nationwide business doing a hundred times more tons of metal than we will ever process, has tried to get citizens of Carter Lake to oppose our application and have hired lawyers to fight our application. What is humorous about this is that they (the nationwide business) previously have filed a similar in Norfolk, Nebraska, to build a shredder about three times as big as we propose to build. They already have a great number of them. One of their mega Shredders is operating daily in Council Bluffs. Rumors have circulated about noise, run-off water, underground water and lack of electricity to run the shredder without dimming the lights of the entire City. Let me assure you that all objections have been anticipated and our engineering team is satisfied that the finished product will be a cleaner operation than what we currently have.

The new plant deploys technology that removes a much higher percentage of metal from the scrap so that less metal is placed in landfills. We believe this is good for the environment in the long run.

712.347.6561
LAKESIDEAUTORECYCLERS.COM

January 5, 2017

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It is anticipated that upon completion, we will need to employ at least 25 more people. We will not be asking for any government help for our project even though we will be doubling our workers.

We believe in Carter Lake and currently own many properties in the City. If you drive by our properties, we think you will see the pride we take in Carter Lake. Recently, the large building at Locust and thirteenth Street was removed simply because it was getting old and did not create a positive impression for those entering the City from the east. We also believe the Tire and Battery Shop has been a nice addition to Locust Street.

We ask you, as an interested citizen, to call with questions about our project and attend the various meetings that will be scheduled at City Hall during the permit process. We also ask you to question our competitors about their interest in our project and determine what their true concern is.

We are satisfied that the project will be a great addition for Carter Lake.

Thank you, in advance, for your interest in our project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Lee". The signature is written in black ink and is positioned below the word "Sincerely,".