

City of Carter Lake
950 Locust Street
Carter Lake, IA 51510
Proceedings: Planning Board Meeting Special Meeting
Monday, June 11, 2018 – 7:00 PM

This Planning Board Meeting was called to order at 7:00 p.m. by Chairman Kathy Dueling.
Roll Call: Present: Ed Palandri, Kathy Dueling, Jay Gundersen, Tim Podraza, Nate Bradburn, Karen Fisher and Ray Pauly. Also present: City Clerk, Jackie Stender

Podraza moved to approve of the agenda, seconded by Gundersen. Ayes: Unanimous. Gundersen moved to approve consent agenda which included Planning Board minutes from 5/14/2018, review of city council minutes for May, seconded by Fisher. Ayes: Unanimous.

New Business:

Doug Jandro appears on behalf Kraus-Anderson Construction Company for approval of the interior design and floor plans for the proposed casino. Mechanical, Electrical and Plumbing plans will be submitted to City Hall July 2nd for the July 9th planning board meeting. Palandri asked about the list outlining the requested variances. Doug explained that there is an amendment that is being negotiated with the City to address the landscaping and curb issues if the permanent casino does not get erected within three years of the proposed amendment, the Tribe agrees to do the required improvements to meet the city standards. Gundersen moved to approve the requested building permit contention upon development agreement with the City, seconded by Bradburn. Ayes: Unanimous.

James Moraski who owns 4423 N. 17th Street has requested to adjust property line along 17th Street. He appeared before the Council last week, there is 55 feet from edge of 17th Street to the property line. He request the right of way be reduced to add to the front of his property. Normal right of way Gundersen recommends getting information from Building Inspector as to what the standard street right of way, and we narrow that street to that ordinance, seconded by Podraza. Roll Call: Yes: Podraza, Dueling, Gundersen, Bradburn, Fisher, Pauly. No: Palandri

A representative from Lakeside answer questions concerning request to close Avenue. Avenue J goes to 13th Street. A couple people have asked Ed, if the board would support vacating Avenue J in exchange for land to extend 13th Street to the south. Which would still provide to access to the land for development. Are there any utilities within the right of way? It's a gravel, low maintenance road. Is there some way to work with the property owners to get the north south corridor opened up? Gundersen agreed, but there are other owners involved to accomplish a trade. Ed recommends they get a letter from the Street Maintenance Department and Fire Department explaining if there would be any fire protection problem is the road of closed and will we lose access to any utilities if the road is closed. Ed moved to support vacating Avenue J to the east of 9th Street, provided that each of the departments support the vacation of the street, seconded by Podraza. Ayes: Unanimous.

Review of height restrictions in all zoning districts per City Council request, Gundersen pointed out that we have several buildings in town that exceed the current 35 foot restriction. Palandri is against a blanket application of the height, does not want to see 55 foot tall houses in residential. Gundersen

moved to approve 55 feet, seconded by Pauly, Roll Call: Yes: Podraza, Dueling, Gundersen, Bradburn, Pauly. No: Fisher, Palandri

Review sidewalk requirements in Commercial Districts per City Council request. Gundersen recommends we leave everything in place north of Locust Street and review what is in place south of Locust and make a recommendation in a few months. Podraza, why would we want to remove the sidewalk requirements? Palandri wants to leave the book as is and let the Council make recommendations on a case by case bases. Podraza wants clerk to gather all the requirements into one place for the board to review. Palandri motions to leave the ordinances as they are and have the council deal with on case by case bases, seconded by Fisher, Roll Call: Yes: Palandri, Fisher Podraza No: Dueling, Gundersen, Bradburn, Pauly. Motion failed to pass. Gundersen moved to recommend leave ordinance in place for all property north of Locust, and the next 2-3 months we will review all the property south of Locust, seconded by Bradburn. Yes: Bradburn Pauly, Dueling, Gundersen. No: Palandri, Fisher, Podraza

Election of Officers for 2018: Pauly requested to be removed as vice-chairman. Podraza made motion to nominate Gundersen as Vice Chair, seconded by Pauly, Ayes: Unanimous.

With no further comments, meeting adjourned at 8:00 p.m.

Tim Podraza, Co-Chairman

Jackie Stender, City Clerk