

City of Carter Lake
950 Locust Street
Carter Lake, IA 51510
Proceedings: Planning Board Meeting
Monday, August 13, 2018

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

Public hearing to vacate a portion of 17th Street to the adjacent property owners. Podraza motioned to close hearing, seconded by Pauly. Ayes: Unanimous.

Podraza moved to approve of the agenda, seconded by Pauly. Ayes: Unanimous. Pauly moved to approve consent agenda which included Planning Board minutes from 7/09/18, review of city council minutes for July, seconded by Bradburn. Ayes: Unanimous.

New Business:

W. H. Ferer Company request to resurface the sign located at 2910 N 9th Street. Pauly moved to deny as the code does not allow for pole signs or resurfacing of signs, seconded by Bradburn. Ayes: Unanimous.

The Ponca Tribe request to establish addresses for the Smoke Shack and the Casino. 1001 Ave H for Smoke Shack and 1031 Avenue H for Casino. After reviewing the maps with surrounding addresses Pauly moved to recommend to the Building Inspector that 901 Ave H for Smoke Shack and 1031 Ave H, seconded by Palandri. Ayes: Unanimous. The final decision was given to the inspector.

Review of sidewalk requirements in Commercial Districts was tabled until more information can be collected.

17th Street request to vacate a portion of 17th Palandri motioned to recommend that the street be re-classified to an arterial street with an 80 foot right of way and the council can elect to decide whether to vacate 10 feet on the east side or 20 feet on the east side at their discretion and then to account for the cost of survey and real estate documents to protect the utility easement and pass cost to land owners, seconded by Podraza. Roll Call: Yes: Palandri and Podraza No: Pauly, Bradburn and Dueling. Motion failed. Pauly motioned to recommend 60 feet right of way, seconded by Bradburn. Roll Call: Yes-Bradburn, Pauly, Podraza, and Dueling. No: Palandri.

Board discussed the sign ordinance and requirements. Palandri pointed out that the board has rendered a couple opinions on previous signs and we believe the ordinance is right and the council is the place to go to get an acceptance granted on a case by case bases, and he does not see other cities promoting pole signs. The current signs on Abbott Drive are actually pretty tasteful so we do have a place where they have been done right and I think that should be back in the hands of the council to make that decision. Palandri does not know what we have in a way to research it further. Dueling commented that it appears to be matter of opinion, her opinion is that if there is an existing pole sign they should be allowed to repurpose as opposed to knocking it down. Palandri pointed out if that is the case then we

should probably allow pole signs and not grant as exceptions. If that is what the board wants to allow, then put it back in the Land Development Ordinances and make it easy on the council. Bradburn stated that he does not believe putting it back in the ordinances is a good idea. Using Jonesy's as an example, there is nothing wrong with the sign, now if there was a structural deficiency that they have to physically go into maintain the sign to get it back to use then it should obviously be replaced with monument. But if it is in good working order and all that needs to be done is resurfacing the face. These new businesses don't have a lot of money getting started, they just trying to get going and making Carter Lake home. Bradburn struggles with getting into a match with a small business owner who could just as easily move to Council Bluffs, we do need to hold them accountable for the maintenance of sign. Podraza states that pole signs are obsolete and anyone going into business should want to be top notch and look good. The current ordinance says they are not allow so they should not be allowed, we should talk about it at the next meeting and get it done. If the council wants the ordinance changed then the council should tell us to change it and we will do it. Kathy asked inspector, could we have an inspection before we allow them to repurpose an existing sign to make sure it structurally sound? Bradburn, motioned to leave the ordinance as it is requiring monument signs and if the City Council wants to grant exceptions on case by case bases that is their choice, seconded by Palandri. Ayes: Unanimous.

Board agreed to hold a special meeting for August 27 for 7 p.m. for reviewing plans for the Ponca Smoke Shack building and pay the required fee.

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

Kathy Dueling, Chairman

Jackie Stender, City Clerk