

PLANNING BOARD MEETING  
Monday, March 8, 2021 7:00 P.M.

The Planning Board meeting was called to order at 7:00 p.m. by Chairman Ed Palandri. Roll Call: Present: Kathy Dueling, Nate Bradburn, Tim Podraza, Jay Gundersen and Ed Palandri; Absent: Ray Pauly and Scott Crowder.

Gundersen moved to approve rearranging the agenda to allow item 2B to be first on agenda, seconded by Bradburn; Unanimous approval. Podraza moved to approve consent agenda items building permit listing and planning board minutes, seconded by Dueling; Unanimous approval.

New Business:

Item 2B:

Chris McGrew owns McGrew Trucking aka McGrew Real Estate Holdings, LLC regarding the warehouse property located at 2920 N. 5th Street. Plan to bring in rail containers remove palletized dry agricultural product. Supplement and nutrients for hog operations, this will only be a warehousing location, product will be in possession for about 2 days and then it is transported out to business. Motion by Ed second by Jay to conceptually support the proposed use of the building and the proposed zoning changes needed to allow the type of business in the C-1 District Expand the definition to of agricultural sales and services to include warehousing and amend the matrix to include this type of business in the C-1 district. And will hold public hearing before sending recommendation to the City Council; and the planning board would recommend a conditional use permit with certain terms and conditions, most notably comply with any of the zoning regulations of the M-1 and M-2 district which is industrial. Developer intends to start within 60 days with beautification and improvements.

Item 2A: Zoning for C/L and CA) District:

Two existing Carter Lake businesses are evaluating plans to add new buildings along Locust Street for expansions. The current zoning code and matrix does not allow for the proposed services they wish to provide in the new buildings.

The first business is located in the C/L zoning district; after a verbal description provided by Mayor Ron Cumberledge the board discussed the following definitions: ***“Business Support Services”*** is as follows: *Establishments or places of business primarily engaged in the sale, rental or repair of equipment, supplies and materials or the provision of services used by office, professional and service establishments to the firms themselves but excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms, messenger and delivery services, custodial or maintenance services, and convenience printing and copying.* And ***“Maintenance Facilities”*** as defined is a public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer yards, equipment service centers, and similar uses having characteristics of commercial services or contracting or industrial activities.

The board agreed that language amendments to the current definition would allow these businesses to move forward with their expansions.

The second business is located in the CA District and the Board is uncertain as to what the development plans are and what will need to be addressed for the zoning.

Motion by Palandri second by Gundersen that the planning board is in support of development of both projects with the understanding that some changes to the zoning regulations may be needed on the advice of the city attorney.

With no further comments, Palandri moved to adjourn seconded by Dueling at 7:30 p.m.

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Ed Palandri, Chairman

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Jackie Carl, City Clerk