

PLANNING BOARD MEETING on Monday, April 12, 2021 7:05 P.M.

Meeting was called to order at 7:05 p.m. by Chairman Ed Palandri.

Palandri opened the public hearing for comments and questions, concerning proposed text amendment to the land use development ordinances for the city of Carter Lake, Iowa. The land use development ordinances adopted by the city of Carter Lake, Iowa on August 28, 2006, shall be amended as follows:

Approved use in C-1 Limited Commercial District shall now include: Amend the definition of 307 (a) Agricultural Sales and Services to read as follows: Establishments or places of business engaged in sale from the premises of feed, feed supplements, grain, fertilizers, farm equipment, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Or enclosed warehousing including the storage, distribution and handling of feed and feed supplements. Typical uses include nurseries, hay, farm implement dealerships, feed and grain stores, and tree service firms.

And that the TABLE 4-1 "Use Matrix for "Ag Sales/Services" type in the Code shall be amended as an approved use that requires a Conditional Use permit (C) in the C-1 Zoning District.

There was no verbal or written comments received, therefore Pauly moved to close the public hearing seconded by Bradburn

Roll Call: Present: Kathy Dueling, Ray Pauly, Nate Bradburn, Tim Podraza, Jay Gundersen and Ed Palandri; Absent: Tim Podraza, Scott Crowder.

Pauly moved to approve of the agenda, seconded by Bradburn; unanimous approval; Pauly moved to approve consent agenda consisting of building permits, council minutes and previous planning board minutes from March, seconded by Bradburn; unanimous approval;

#### New Business

Representative from The Schemmer Associates, Inc. was present to review plans on behalf of Lakeside Auto Recyclers for a potential development just to the north of the shredder to be located adjacent to Locust street. 22,000 sq foot building. Commercial structure that will have some retail use facing locust and upper level offices for Lakeside Auto Recyclers. Landscaping will be planned according to the zoning ordinances to meet performance points; potential drive thru tenant on the east end. South side will have new paving and extension of what is going on in the existing business; pre-cast building with thin brick front and will be at a height to provide potential screening of the shredder. There is no potential time frame at this point. Jay stated there is no objection to the concept and the board needs to see the plans and specifications before granting approval. Ed asked for description of lower level layout. This is still up in the air at this point due to only being concept. What is the plan for south side? Metal

building similar to existing buildings at Lakeside. Would there be overhead doors or docks on south side. Ed does not see clear separation from salvage yards and this new building.

There may be a need to revise the definition of business support services. Request a review and recommendation from City Attorney regarding whether this is an expansion of business support services.

Nate Bradburn is not opposed to any of this, but wants to make sure that whatever we do is not expanding industrial on Locust Street because it is counter to what has been proposed for Locust Street for the past 9-10 years.

Ray Pauly wants to state that we want to work on what is best for the city and the business. The last thing the board wants to do is discourage business expansion.

Palandri motioned that before the board can move forward with this particular project and the development of it, we need a legal opinion from the city attorney on whether this is an expansion of the business and if it is legal or not; if it is the attorneys opinion that it is allowed that the planning board can work on addressing rezoning necessary to draft recommendation to the city council. Then the property can be rezoned and then the planning board can address our concerns with the design of the building at that time. Motion seconded by Gundersen; approve unanimously.

Regarding McGrew Real Estate Holdings, LLC 2920 N. 5<sup>th</sup> Street. The public hearing to talk about the proposed changes to the land development ordinances.

Bradburn moved to approve recommendation that council adopt the proposed changes to the zoning matrix and definition as published in the notice above. The Board will work on securing terms for the conditional use permit to protect the city and the owner. Seconded by Palandri

With no further comments, Palandri moved to adjourn seconded by Dueling at 7:40 p.m.

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Ed Palandri, Chairman

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Jackie Carl, City Clerk