

PLANNING BOARD MEETING
Monday, July 12, 2021 7:00 P.M.

Board Chair Ed Palandri opened public hearing at which time the board was accepting comments concerning proposed text amendment to the land use development ordinances for the city of Carter Lake, Iowa to the Land Use Development Ordinances adopted by the City of Carter Lake, Iowa on August 28, 2006, to rezone a portion of the C/L district and C/A district. Gundersen moved to close the hearing and Podraza seconded, approved unanimously.

Roll Call: Present: Kathy Dueling, Tim Podraza, Jay Gundersen, Ed Palandri and Drew Evers; Absent: Ray Pauly, Bill Owen. Podaraz moved to approve of the agenda, seconded by Dueling; unanimous approval; Gundersen moved to approve the consent agenda with the planning board minutes for June along with the building permit report, seconded by Evers; approved unanimously.

New Business: Ed welcomed Drew Evers Bob Horan to the Planning Board, thanked them for agreeing to be part of the board.

Board reviewed the published notice to rezone a portion of the C/L district and C/A district and moved to added additional details to paragraph #1 and #7. Gundersen moved to approve the proposed recommend to the City Council, (full text included below), seconded by Podraza; Roll Call: Yes-Evers, Gundersen, Dueling, Palandri, Podraza.

The Land Use Development Ordinances adopted by the City of Carter Lake, Iowa on August 28, 2006, shall be amended as follows:

REZONE A PORTION OF THE C/L DISTRICT AND C/A DISTRICT as described below: Beginning at the Southeastern corner of the intersection at 9th Street and Locust in Carter Lake, Iowa, continuing East to the State boundary line with Nebraska, thence in a southwesterly direction along the State boundary line with Nebraska to Avenue J in Carter Lake, Iowa, thence West to 13th Street in Carter Lake, Iowa, thence North to Wood Avenue in Carter Lake, Iowa, thence West to 9th Street in Carter Lake, Iowa, thence north to the point of beginning, known as the Southeastern corner of the intersection at 9th Street and Locust in Carter Lake, Iowa; To now be included in the C-1 Zoning District in the City of Carter Lake.

AND

Amend the approved use of C-1 District to now include warehousing (enclosed) as a Conditional Use in the C-1 Zoning District of the Unified Land Use Development Ordinances to read as follows: Warehousing (Enclosed) shall be defined as set forth on page 36, paragraph "l" of said Ordinance as applied to this use.

Minimum Terms for Conditional Use Permit:

1. As a part of the eligibility to obtain a Conditional Use Permit, at least 10% of the enclosed warehouse building space shall be exclusively designated for retail space only, as defined on page 32, paragraph "z" OF THE Unified Land Use Development Ordinances and for no other use. Said retail shall be open to and face the main public street adjacent to the front of the

building or maybe open to and face the end side of the building should a drive through lane be in use.

2. The site plan, structure, landscaping, and screening of loading docks, loading doors and other service area, shall meet all other requirements of the City of Carter Lake Zoning ordinances and the Unified Land Use Development Ordinances.

3. Compliance with the Uniform Land Development Ordinance's Section 23 Supplemental Use Regulations pertaining to Subsection 2307 "Performance Standards in Industrial Districts." The most restrictive performance standard for the both the M-1 Limited Industrial District and M-2 General Industrial District shall apply.

4. Landscaping/fencing and other means of screening of traffic circulation areas or truck and/or trailer parking areas (as defined here) will be required as is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.

5. Landscaping/fencing and other means of screening of loading docks, loading doors and other service areas (as defined here) will be required and is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.

6. Avenue H is designated as a Truck Route. Access to Ave H via 5th Street. Locust Street is not designated as a Truck Route. The Applicant shall consult the Chief of Police for options of truck routes.

7. The parking and storage of trucks and trailers which are not currently capable of being operated on public roadways are not allowed to be parked along or facing Locust Street.

AND

that the TABLE 4-1 "Use Matrix for C-1 type in the Code shall be amended as an approved use for "Warehousing" (enclosed) allowed through a Conditional Use permit (C) in the C-1 Zoning District.

Gundersen moved to adjourn at 7:30 p.m. seconded by Podraza; unanimous approval.