

PLANNING BOARD MEETING  
Monday, December 13, 2021 7:00 P.M.

Board Chair Ed Palandri called the meeting to order at 7:00 p.m. Roll Call: Present: Jay Gundersen, Ed Palandri, Ray Pauly and Drew Evers; Robert Horan, Kathy Dueling, and Tim Podraza.

Pauly moved to approve of the agenda, seconded by Horan; unanimous approval; Podraza moved to approve the consent agenda with the planning board and city council minutes for November along with the building permit report for November, seconded by Gundersen; approved unanimously.

New Business:

City Clerk updated the board on the Council's decision to move forward with building inspection contract with JDW Midwest LLC. The plan is for our contact to handle calls, review and approve permits; schedule inspections and manage projects.

Community Center project: Palandri moved to approve the recommended changes, seconded by Dueling; unanimously approved.

2614 N 5<sup>th</sup> Street – TSL property is under a proposed lease agreement and new tenants business products are large equipment that is for lease or rent for commercial construction projects. Catalog photos of some of the rental equipment was part of the planning board packet. Equipment is to be hidden behind the fence, landscaping shall be on the outside of the fence. Concerns about some equipment being taller than the fence. Palandri has provided draft for the conditional use permit; and Mr. O'Bradovich prepared and shared with developer/tenants to review and provide comments; we will meet and discuss at the next meeting.

2813 N. 9<sup>th</sup> Street – Lakeside Auto Recycler scale house – new building inspector will provide zoning code review at the January meeting

902 Avenue R is requesting a parcel split for building new home. The current lot is 1.04 acres. There was a concern if the lot could be split again since it had already been split once. Clerk will follow up with the auditor to confirm.

Wynne Real Estate LLC is requesting address at the west end of Ave H at the IA/NE state line. Gundersen moved to approve 101 Avenue H seconded by Pauly;

Gundersen moved to adjourn at 8:45 p.m. seconded by Evers; unanimous approval.