

PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, March 8, 2021 7:00 P.M.

AGENDA

Roll Call

Approval of the Agenda

1. Consent Agenda
 - a. Building Permits listing
 - b. City Council Minutes
 - c. Planning Board Minutes
2. New Business
 - a. Consider updating the zoning matrix for the C/L District pertaining to potential development
 - b. McGrew Real Estate Holdings, LLC 2920 N. 5th Street
3. Comments

Adjourn

03/04/21

jmc

PLANNING BOARD MEETING
Monday, February 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, Ray Pauly, Jay Gundersen and Ed Palandri; Absent: Tim Podraza and Scott Crowder.

Bradburn moved to approve the agenda, seconded by Gundersen; Unanimous approval.

Pauly moved to approve consent agenda items building permit listing and planning board minutes, seconded by Bradburn; Unanimous approval.

New Business:

Mark Hunter presented application to install a 4x8 sign at the corner of 13th and Locust Street. Gundersen moved to deny application due to the fact that type of signage is not allowed because it is not for the adjacent property, seconded by Pauly; unanimous approval.

Nate Bradburn excused himself from the meeting as a result of a fire call on his pager.

Nichole Schultes with TACKarchitects presented an overview of the Community Center project based on preliminary design with the intent of obtaining conceptual approval from the Board. Pauly moved to approve, seconded by Dueling; unanimous approval.

Gundersen moved to appoint Ed Palandri to continue as Board Chairperson and Ray Pauly as Board Vice Chairperson, seconded by Dueling; unanimous approval.

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

Ed Palandri, Chairman

Jackie Carl, City Clerk

PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
MR220-21	WINDOW WORLD	REPLACE WINDOWS		2-10-21	1,251.00	13.50
Issued	CIHAL, DENNIS			2-10-21		.00
Contractor	420 CORONADO CIR			8-09-21		13.50
		MR220-21			1,251.00	13.50
						.00
						13.50
ROW047-21	NEILSEN CONSTRUCCION	EXCAVATION IN RIGHT OF WAY		2-02-21	3,000.00	200.00
Issued	CITY OF CARTER LAKE			2-02-21		.00
Contractor	812 LOCUST ST			8-01-21		200.00
		ROW047-21			3,000.00	200.00
						.00
						200.00
RP088-21	MAJOR DRAIN	GAS PRESSURE TEST		2-02-21	100.00	45.00
Issued	SKUDLER, JAMES			2-02-21		.00
Contractor	1210 DORENE BLVD			5-03-21		45.00
		RP088-21			100.00	45.00
						.00
						45.00
RP089-21	GUNDERSEN TRENCHING	REPLACE CURB STOP		3-05-21	400.00	42.50
Issued	CHARLIE CLAPP			3-05-21		.00
Contractor	1548 WALKER ST			6-03-21		42.50
		RP089-21			400.00	42.50
						.00
						42.50
RP090-21	GUNDERSEN TRENCHING	REPLACE CURB STOP		3-05-21	400.00	42.50
Issued	CLAPP, CHARLIE			3-05-21		.00
Contractor	1537 WALKER ST			6-03-21		42.50
		RP090-21			400.00	42.50
						.00
						42.50
GRAND TOTAL				5	5,151.00	343.50
						.00
						343.50

CARTER LAKE CITY COUNCIL MEETING
MONDAY, FEBRUARY 15, 2021

Meeting was called to order by Mayor Ron Cumberledge at 7:00 p.m. Roll of the council, present: Jackie Wahl, Pat Paterson, Keebie Kessler, Denise Teeple and Jason Gundersen; city attorney Mike O'Bradovich and city clerk Jackie Carl were present.

The agenda was reviewed, upon motion duly made by Gundersen, and seconded by Kessler, the agenda was approved; the motion was passed unanimously. Upon motion of Kessler seconded by Teeple, the consent agenda was approved that included claims, receipts and financial reports for January, motion was approved unanimously. Paterson moved to approve Fire Department membership for Greg Stephans, Ranelle Moraski, Phyllis Malm, seconded by Kessler; motion was approved unanimously. Kessler moved to approve Fire Cadet Membership for Tyler Doremus, seconded by Paterson; motion was approved unanimously. Gundersen moved to approve salvage yard permit for City Super Shop, seconded by Paterson; motion was approved unanimously. Kessler moved to approve liquor license renewal for Dollar General Store, seconded by Teeple; motion was approved unanimously.

Mayor Cumberledge read his statement of facts surrounding of the events that led to the presentation of a conceptual drawing from the current operators for Shoreline Golf course to the city council during the budget workshop on Monday, February 8th. The conceptual drawing illustrated a new street and 150 housing lots surrounding a redesigned nine-hole golf course.

Communications from the Public: Bill Dahlheimer thanked the council and staff for all the work they have done for the city. Michael Bockman read a prepared statement voicing concerns against any new development or redevelopment of the Shoreline Golf Course.

Mayor Cumberledge provided an update concerning the plans for the Community Center that the design stage is moving along and that the committee expects to see construction bids later this spring. A community meeting will be advertised in the near future to receive public comments. The Mayor told the council about request from the Ponca Tribe to work on a storm water easement around the casino and down Abbott Drive. The Mayor has been approached by a Locust Street business to amend the zoning matrix to allow additional business uses to be added to the matrix to allow the business to expand accessory building use. Gundersen moved to send the request to the Planning Board for review and recommendation, seconded by Paterson; unanimous approval.

Clerk Jackie Carl provided an update on the budget process that the City Council has completed, and will set for hearing on March 15, 2021 at 7 p.m. Copy of the budget packet is located on the city website home page. Reviewing the current grants and financing that are managed by the Clerk, The sewer lining project has received a permit from the IDNR to allow the city to move forward with the project. We anticipate the bids to go out in late March with award to take place in late April. The Clerk has completed the preliminary application to MAPA for the trail grant up to \$400,000 to complete up to 1.8 miles of additional trails to the city with

establishing a connection with the Omaha trail at Kiwanis Park. Expect to receive preliminary award letter in April and will proceed with the IADOT application with that award anticipated for October 2021. Design will not start until after the final award is granted from the IADOT. The clerk is working with bond attorneys and bond marketing firm to complete an analysis of the best options for moving forward with the financing of \$2,000,000 in bonds to be paid with local option sales tax. There will be no new or increased tax to the property owners of Carter Lake.

Paterson moved to approve resolution to approve Loan Agreement with USDA re: sewer re-lining project, seconded by Teeple; motion was approve unanimously. Gundersen moved to approve resolution to set wage for Mark Murray seconded by Kessler; motion was approve unanimously. Gundersen moved to approve resolution to set wage for Matthew Owens seconded by Paterson; motion was approve unanimously. Gundersen moved to approve resolution to set public hearing for 2021-2022 budget hearing on March 15 at 7 p.m. seconded by Teeple; motion was approve unanimously. Gundersen moved to table amendments to ordinance re: animal control procedures and fines, seconded by Paterson; motion was approve unanimously.

Council received public comments against changes to the golf course.

Gundersen moved to adjourn at 8 p.m. seconded by Paterson; motion was approve unanimously.

Jackie Carl
Carter Lake City Clerk

Ron Cumberledge
Mayor

FOR OFFICE USE: CASE # _____ Receipt # _____
Z.B.A. Public Hearing: _____ Amount _____
Signs Issued: _____ / _____ /by _____ By _____ Date _____

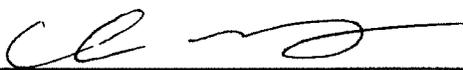
APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: McGrew Real Estate Holdings, LLC Chris McGrew Phone: 402-905-4787
Address: 10527 Hillcrest DR 68128 *Status: CP
2. REPRESENTED BY: Chris McGrew Phone: 402-905-4787
Address: 10527 Hillcrest Drive
3. STREET ADDRESS/LOCATION: 2920 N. 5th Street, Carter Lake, IA 51510
4. LEGAL DESCRIPTION: CARTER LAKE - AUD SUB SW NE 20-75-44 S375.52
E250'LT9
5. OWNERS NAME: Sellers Name: DEC Real Estate Holdings, LLC - Denny Wychalis
6. OWNERS ADDRESS: 16353 Webster Street, Omaha, NE, 68118
7. REASONS FOR REQUEST AND INTENDED USES: Buyer intends on utilizing building for warehousing Agriculture & Sales packaged pig feed.
8. ZONING DISTRICT: C-1
9. PRESENT USE: Orkef Elevator warehouse & storage
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. _____
11. ADMINISTRATIVE DECISION ISSUED: _____

FOR OFFICE USE

12. ATTACHED TO THE APPLICATION ARE:
- a. Denied "Building Permit Application" Form..... _____
 - b. Approves..... _____
 - c. Restrictions..... _____

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

13. SIGNATURE:  Date: 3/5/21

TYPED OR PRINTED NAME: Chris McGrew *Status: _____

*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent