

**Notice of Public Hearing
Carter Lake City Council
Monday, April 17th at 7 p.m.
950 Locust Street, Carter Lake, IA.**

The Board will be accepting comments concerning amendment to the CURRENT

SECTION 12

C-2 GENERAL COMMERCIAL DISTRICT

1201 Purpose.

The GC General Commercial District accommodates a variety of commercial uses, some of which have significant traffic or visual effect. This district may include commercial uses that are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.

PROPOSED AMENDMENT

In addition to the language contained in the Current section listed above the following shall be added: Recognizing and appreciating technological advances within certain types of industry, permitted uses in this district may now include metal recycling, salvage yards, and reclamation. "Reclamation" shall be defined as the process or industry of obtaining useful materials from waste products. The Council requires any such operators to apply for and receive any State or local permits as required by law. The property owner shall adhere to approved site development regulations contained herein after requesting advice from the Planning Board and approval of the City Council. Nothing herein shall prohibit the City or the property owner from identifying any such proposed development as a P-I District as described in these regulations. Any language in any other portion of these Land Use Development Ordinances, including Section 28 (Nonconforming Uses and Development) contrary to the terms of this amendment shall be not apply, with the exception of the provision contained in Section 2801 on "change of ownership." The matrix of approved uses for this District shall be amended to include the additional uses adopted herein.

AND WILL ALSO CONSIDER THE FOLLOWING

Recommendations from the Planning Board: (SEE PAGE 2)

TO: Mayor Waltrip and City Council Members:

On April 10, 2017 the Carter Lake Planning Board voted to send the following recommended language to the Carter Lake City Council for changes to the zoning:

CURRENT SECTION 12

GENERAL COMMERCIAL DISTRICT

1201 Purpose

The GC - General Commercial District accommodates a variety of commercial uses, some of which have significant traffic or visual effect. This district may include commercial uses that are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.

PROPOSED AMENDMENT (4/10/17 – Planning Board recommendation)

In addition to the language contained in the Current section listed above the following shall be added: Recognizing and appreciating technological advances within certain types of industry, permitted uses in this district may now include metal recycling and reclamation. “Reclamation” shall be defined as the process or industry of obtaining useful materials from durable consumer goods waste products primarily through the use of sensor based sorting equipment and other advancing technologies in the reclamation industry to process, identify and sort recoverable materials. The Council requires any such operators to apply for and receive any State or local permits as required by law. The property owner shall adhere to approved site development regulations contained herein within the Land Use Development Ordinances and a Conditional Use Permit after requesting advice from the Planning Board and approval of the City Council. Nothing herein shall prohibit the City or the property owner from identifying and rezoning any such proposed development within a specified boundary area as a P-I District (Planned Industrial District) as described in these regulations. Any language in any other portion of these Land Use Development Ordinances, including Section 28 (Nonconforming Uses and Development) contrary to the terms of this amendment shall be not apply, with the exception of the provision contained in Section 2801 on “change of ownership.” Properties located within the C-2 General Commercial District that are rezoned to a P-I District shall comply with the most restrictive regulations of either District. The land use matrix and definitions of approved uses for this District shall be amended to include the additional uses adopted herein.

Sincerely,

Carter Lake Planning Board Members

Jay Gunderson, Ed Palandri, Kathy Dueling, Ray Pauly, Karen Fisher and Jackie Wahl
(Chairman, Tim Podraza was not present for the vote)