

**AGENDA  
CITY OF CARTER LAKE  
REGULAR CITY COUNCIL MEETING  
CITY HALL – 950 LOCUST ST.  
MONDAY, SEPTEMBER 20, 2021 AT 7:00 P.M.**

- I. NOTICE OF PUBLIC HEARING (see next page)
  - II. Pledge of allegiance
  - III. Roll Call
  - IV. Approval of the agenda
    - A. Additions or deletions
  - V. Consent agenda
  - VI. New business
    - A. Communications from public
      - 1. Approve contract for water distribution operator
      - 2. Approve new Fire Department member - Hunter Garrison
      - 3. Joni Piper – Public Records Request - Non-compliance by City
    - B. Communications from:
      - 1. Department Supervisors
      - 2. Mayor Ronald Cumberledge
        - a. Seeking candidate for Board of Adjustments
      - 3. Pat Paterson
        - a. Landscapes Unlimited – golf course proposal
      - 4. Jackie Wahl
        - a. RFP – Compensation Consultant
        - b. RFP – Grant Writers
        - c. Logo Contest Update
        - d. Directional signage for parks
      - 5. Jason Gundersen
        - a. Garage ordinance for large residential lots
      - 6. Denise Teeple
        - a. Neighbor Works - David Hazelwood
      - 7. Planning Board update
  - VII. ORDINANCES AND RESOLUTIONS:
    - A. Second reading to approve update to fire code ordinance
    - B. Second reading to approve updates to fire ordinance
    - C. Second reading to approve updates to hazmat ordinance
    - D. Resolution approving the Iowa Waste Services Association 2022 Solid Waste Comprehensive Plan Update
    - E. Resolution to approve pay request #002 for USDA reimbursement for sewer project
    - F. Resolution to approve agreement with MAPA for update to Comprehensive Plan.
  - VIII. Comments from the mayor, city council members and citizens (3 minutes each)
- Adjourn

Consent agenda

1. City council minutes – AUGUST
2. Planning board minutes – AUGUST
3. Board of adjustments - none
4. Abstract of claims for approval – AUGUST
5. Receipts for approval – AUGUST
6. Overtime and comp time reports – AUGUST
7. Financial reports as submitted to the council – AUGUST
8. Department head reports – AUGUST

**NOTICE OF PUBLIC HEARING:**

City Council will review the proposed draft to rezone a portion of the C/L district and C/A district: 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 space show 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.

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.