

CARTER LAKE CITY COUNCIL MEETING
MONDAY, SEPTEMBER 20, 2021

Mayor Ron Cumberledge opened the public hearing 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 "1" 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 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.
- Gundersen moved to close hearing, Kessler seconded, unanimously approved.

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

The agenda was reviewed, Gundersen requested to move Pat Paterson's item: Landscapes Unlimited—golf course proposal, to the top of the agenda. Upon motion duly made by Gundersen, and seconded by Kessler, the agenda was approved unanimously. Upon motion of Gundersen seconded by Kessler, the consent agenda was approved that included minutes, department reports and overtime reports; receipts and financial reports for July and August; unanimously approved.

There was a lengthy and sometimes heated discussion regarding the golf course. Paterson motioned "He would like Mike and/or the Mayor send Landscape Limited a letter saying at this time we are no longer interested in

modifying the lease to facilitate the building of houses on the golf course. In addition, he would like to put in there since things take forever; that we would like to bring to their attention the seawall needs repaired and we would like to know what their response is to that." Ayes: Keebie, Jason, Jackie, Pat. No: Denise.

New Business: Gundersen moved to approve contract with John Meade to take over as the water distribution operator, seconded by Kessler, unanimously approved. Gundersen moved to approve Hunter Garrison for Fire Department membership, seconded by Kessler, unanimously approved. Joni Piper requested the city comply fully with the open records request that was submitted by herself and her husband Wayne Piper.

Mayor Cumberledge is still seeking a candidate to fill a seat on the Board of Adjustments.

Wahl updated the council that only one company had provided a proposal to complete compensation study for the city. Teeple moved to reissue the proposal and ask for it to be completed in a few months, seconded by Wahl,

Gundersen moved to approve the request for proposal prepared by Jackie Wahl, the RFP will be soliciting grant writers on behalf of the city, Teeple seconded, unanimously approved. There were five entries for the logo contest; the desire was to make logos for t-shirts. An architect design team is reviewing the entries; and Wahl is asking for additional signage to show where parks are located. Gundersen suggested she should compile a list of items to be listed and discuss with the department.

Gundersen said that every year someone with a large lot asks for a larger garage than what is allowed in the code. Gundersen request that the planning board look at the issue and come back with a recommendation for the council to consider. The current request is total house plus the garage square footage is less than 10% of his property. 720 feet or 25% of main residence.

Moved by Gundersen, seconded by Kessler, unanimous approval.

Planning Board update:

Commercial building permit review was tabled until all information is received. Building official review of compliance, motion to not waive permit fits. McGrew trucking conditional use permit reviewed, re-defined screening. The November meeting the council will make third reading.

VI. ORDINANCES AND RESOLUTIONS:

Gundersen moved to approve second reading to approve update to fire code ordinance, seconded by Kessler; unanimously approved. Gundersen moved to approve second reading to approve updates to fire ordinance, seconded by Kessler; unanimously approved. Gundersen moved to approve second reading to approve updates to hazmat ordinance, seconded by Kessler; unanimously approved.

Gundersen moved to approve

Gundersen moved to approve resolution approving the Iowa Waste Services Association 2022 Solid Waste Comprehensive Plan Update, seconded by Kessler; unanimously approved. Kessler moved to approve resolution to approve pay request #002 for USDA reimbursement for sewer project in amount of \$55,306.08. seconded by Gundersen; unanimously approved. Gundersen moved to approve resolution to adopt agreement with MAPA for update to Comprehensive Plan, seconded by Kessler; unanimously approved.

Adjourn at 8:20 p.m.

Jackie Carl, City Clerk

Ronald Cumberledge, Mayor