

City of Carter Lake  
City Hall – 950 Locust Street  
Proceedings: Special Planning Board Meeting  
Monday, Oct. 28, 2013 – 7:00 PM

Meeting called to order by Chairman Pauly at 7:00 PM.

Roll Call: Present: Ed Palandri, Jay Gundersen, Michelle Schaffer, Ray Pauly, Karen Fisher, and Jackie Wahl  
Absent: Tim Podraza  
Also present: City Clerk, Doreen Mowery

1. Jim Owens, the general contractor for Gary Fett was present to discuss the plans for a new building at 1103 E. Locust. The plans are to replace the building that burnt down approximately 5 years ago. The storefront will face the street. They are proposing stone on the bottom of the building and vinyl siding on the top. There will be a showroom, office, and storage. There is an existing structure under the proposed building. There will be cathedral type ceilings in part of the building. Windows have not been built into the plans at this time. The existing building will be changed to include the stone and siding. The existing concrete of footings and a foundation is still good and has been functioning as a drive in shop. The sewer and electrical are up to code. There were questions regarding the storm water. There will be concrete in front, but he plans on incorporating some green space. Board member Palandri questioned if the planned construction meets the code regarding architectural finishes. Palandri does not believe vinyl siding meets the current code requirements. Electrical and mechanical plans have not been submitted yet. The power and plumbing are already at the site. Everything will be done in phases. There is not a site development plan because they are replacing the portion that was lost in a fire. Moved by board member Palandri to approve the plans as submitted, with some stipulations. The owner/contractor needs to meet with the building inspector to make sure the project meets the performance criteria, and the requirements for the architectural face on the building, and that when the final plans are submitted they are stamped by an architect and they meet the site development requirements. The motion was seconded by board member Gundersen. Ayes: Unanimous.

Comments:

The planning board received information on the comprehensive plan. This will be reviewed at the next regular meeting.

Meeting adjourned at 7:19 PM.

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Doreen Mowery, City Clerk

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Ray Pauly, Chairman