

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

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

Approval of the Agenda – Moved by board member Palandri seconded by board member Gundersen to approve the agenda as presented. Ayes: Unanimous.

1. Consent Agenda

Moved by board member Podraza seconded by board member Fisher to approve the consent agenda as presented. Ayes: Unanimous.

2. New Business

- a. Tim Mandolfo was present to request an address be assigned to a garage on lot 179 in Carter Lake Club. He needs an address to get electricity to the garage. The building inspector has recommended that 179 be assigned as the address. Moved by board member Pauly seconded by board member Palandri to assign the address of 179 Carter Lake Club to the lot with the garage. Ayes: Unanimous. Jerry Waltrip stated that there is an ordinance against having a separate building on a lot without a house on the same lot. He is concerned because there is a similar situation in his neighborhood. Board member Palandri stated that the one on 17th Street was allowed by the building inspector at that time.
- b. Keith Fulton, owner of Heartland Proteins started his business in March. He found the warehouse at 300 Locust Street for his business. He is present to request a conditional use permit for his business. He operates a transfer station for bulk food product. It is a dry product of high quality material that is used in pet food. He has a rodent and pest control program for the entire facility. The product is not combustible or flammable. The odor is a pet food odor. The doors remain closed and therefore an odor is not emitted. The loading and unloading of product occurs inside the building. He brought his business to this facility in October. There are currently 2 employees with a potential of up to 5 employees. There are 3 to 5 trucks per day going in and out of the facility. The product has already been processed so it is not a rendering company. There is no grinding or blending in the building. The board stated that this area is not zoned properly for this type of business. Board member Gundersen does not believe it is the highest and best use of the facility and he is not in favor of doing any zoning changes at this time. Building Inspector, Barry Palmer has been in the facility to look at the operation. Moved by board member Gundersen seconded by board member Podraza to recommend to the council to deny the request for the conditional use permit. Ayes: Unanimous. The building inspector has issued the owner a cease and desist order on this business.
- c. Attorney Kimberly Murphy was present representing Jack Levell and his request to rezone the property at 3030 N. 5th St. from C-1 to M-1 for vehicle storage. The request is for the southern portion of the property. He would also like to request a conditional use permit.

Mr. Levell has the towing contract with the City of Carter Lake – Police Department and would like to tow and store the vehicles in Carter Lake. Currently he is using a lot in Omaha. Tim Egan is an employee at Lakeside and stated they are looking for the ability to store vehicles for the short term. The plan is to clean up the property and fence in the north side of the property. In addition to the 6-foot fence, they would landscape and address drainage issues on the property. By statute the vehicles can be stored for a maximum of 120 days. They own 4 towing vehicles. The property is currently zoned C-1. They would like it to be zoned light industrial. They have talked to the golf course and O’Keefe Elevator and they are both in favor of the proposed zoning change. There currently is no drainage of the property and they will address drainage if it is necessary. There will be hard surfacing for parking. The board suggested that the council change the definition of auto services and the board would take the next step to consider issuing a conditional use permit. Spot zoning was discussed and in the past the board has gone on record as being opposed to spot zoning. Moved by board member Pauly seconded by board member Gundersen to stand by their prior recommendation to the council to expand the definition of auto services to accommodate this business. Ayes: Unanimous.

- d. There was nothing to report from the storm water committee at this time.
3. Old Business – There was no old business for discussion at this time.
4. Special Meetings – No special meetings are scheduled at this time.
5. Assignments – Chairman Pauly will present the planning board update at the next council meeting. Board member Wahl will attend the Storm Water Committee meetings.
6. Comments: Board member Palandri thanked Lisa for putting the packet together. The board wished everyone a good holiday. Jerry Waltrip commended the board on their action on the request at 300 Locust and on the request at 5th and Ave. K. Board member Pauly stated that election of officers should be on next month’s agenda.

Meeting adjourned at 7:45 PM.

Lisa Ruehle, Deputy City Clerk

Ray Pauly, Chairman