

Planning Board meeting on Monday, May 10, 2021 7:00 P.M.

Chairman Ed Palandri called meeting to order at 7:00 p.m. Roll Call: Present: Kathy Dueling, Ray Pauly, Tim Podraza, Jay Gundersen and Ed Palandri; Absent: Nate Bradburn, Scott Crowder. City Attorney Mike O’Bradovich was also present. Pauly moved to approve of the agenda, seconded by Dueling; unanimous approval; Podraza moved to approve consent agenda consisting of building permits and council minutes from April, seconded by Pauly; unanimous approval;

New Business: Attorney David Myers and Ben Pearson were present to request clarifications on the conditional use permit language. After discussion and negotiation, the terms to be drafted to the satisfaction of both attorneys. Pauly moved to set public hearing on conditional use permit for Monday May 24 at 7 p.m. seconded by Dueling; unanimous approval.

Jason Heinz of Schemmer is present on behalf of Lakeside Auto Recyclers, Inc. plans for new building. Letter outlining more details for the concept.

Attorney O’Bradovich provided a legal opinion based on these two questions:

1. Is the proposed use, as described by the property owner, acceptable on its own merits in a C/L district?
2. And is the proposed use, as described by the property owner, a “bleed-over” of an approved C-1 zoning district usage that is not otherwise allowed in a C/L zoning district? If there is a “bleed-over”, then it is unlikely that the request to develop the real property will meet our regulations.

Gundersen moved to change C/L to C-1 and add warehousing. Rezone a portion of the C/L DISTRICT and C/A DISTRICT: *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.* Seconded by Dueling. NO-Ed; Yes-Dueling, Pauly, Podraza and Gundersen.

Discuss rezoning from commercial to residential – regarding the Creighton University property. Gundersen moved that the board is not interested in making a change at this time, seconded by Pauly, approved unanimously.

At 8:55 p.m. Gundersen moved to adjourn seconded by Dueling.

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Ed Palandri, Chairman Jackie Carl, City Clerk