



**ZONING BOARD OF ADJUSTMENTS
AGENDA**

**Tuesday, May 18, 2021 - 4:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

1. CALL TO ORDER

- A. ***DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES***

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF AGENDA

5. APPROVAL OF MINUTES

6. PROOF OF PUBLICATION/POSTING

7. REVIEW OF MEETING PROCEDURES

8. PUBLIC HEARINGS

A. CASE #CU-21-002

Public hearing on the request of Midwestern Equipment for a conditional use permit to allow a 'storage yard' in the I-2/General Industrial District on property legally described as CASADYS ADD S OF HWY & PT LTS 2 & 5A BET SO AVE & HWY 6-74-43 & TRI NE OF SO AVE 1-74-44 PT LTS 4-7 BLK 5 PT LTS 1-8 & 10-16 BLK 6 PT LTS 1-3 & 16 BLK 9 ALL BLK 10 VAC ST & ALLEYS ADJ-CHILDRENS ADD ALL LTS 1-9 & 28 PT LTS 10 & 27 & LINDA LOMA PT LTS 53 & 58 & PT 1-74-44 SLY HWY & NLY SO AVE & SE NE 1-74-44 S OF PLATTED ADD W OF HWY E OF S AVE & N OF PLATTED ADD & RICES SOUTHSIDE SUB LTS 4-17 & O/L 1, all in the City of Council Bluffs, Pottawattamie County, Iowa. Location:1914 Tostevin Street.

9. OTHER BUSINESS

10. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 890-5350 or email at cgibbons@councilbluffs-ia.gov.

Zoning Board of Adjustment Communication

Department: Community

Development

Case/Project No.: CU-21-002

CASE #CU-21-002

Council Action: 5/18/2021

Submitted by: Haley Weber,

Planner

Description

Public hearing on the request of Midwestern Equipment for a conditional use permit to allow a 'storage yard' in the I-2/General Industrial District on property legally described as CASADYS ADD S OF HWY & PT LTS 2 & 5A BET SO AVE & HWY 6-74-43 & TRI NE OF SO AVE 1-74-44 PT LTS 4-7 BLK 5 PT LTS 1-8 & 10-16 BLK 6 PT LTS 1-3 & 16 BLK 9 ALL BLK 10 VAC ST & ALLEYS ADJ-CHILDRENS ADD ALL LTS 1-9 & 28 PT LTS 10 & 27 & LINDA LOMA PT LTS 53 & 58 & PT 1-74-44 SLY HWY & NLY SO AVE & SE NE 1-74-44 S OF PLATTED ADD W OF HWY E OF S AVE & N OF PLATTED ADD & RICES SOUTHSIDE SUB LTS 4-17 & O/L 1, all in the City of Council Bluffs, Pottawattamie County, Iowa. Location:1914 Tostevin Street.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description

Staff Report & Attachments

Type

Other

Upload Date

5/13/2021

TO: Zoning Board of Adjustment
FROM: Community Development Department
DATE: May 18, 2021
RE: **CASE #CU-21-002**
REQUEST: A conditional use permit to allow a ‘storage yard’ in an I-2/General Industrial District.

APPLICABLE

CODE SECTIONS: §15.02.020 – Zoning Board of Adjustment
The Zoning Board of shall have the following powers:
B. To make final decisions on applications for conditional uses.
§15.21.030 – Conditional Uses in a I-2/General Industrial District
H. Storage yard

LEGAL

DESCRIPTION: CASADYS ADD S OF HWY & PT LTS 2 & 5A BET SO AVE & HWY 6-74-43 & TRI NE OF SO AVE 1-74-44 PT LTS 4-7 BLK 5 PT LTS 1-8 & 10-16 BLK 6 PT LTS 1-3 & 16 BLK 9 ALL BLK 10 VAC ST & ALLEYS ADJ-CHILDRENS ADD ALL LTS 1-9 & 28 PT LTS 10 & 27 & LINDA LOMA PT LTS 53 & 58 & PT 1-74-44 SLY HWY & NLY SO AVE & SE NE 1-74-44 S OF PLATTED ADD W OF HWY E OF S AVE & N OF PLATTED ADD & RICES SOUTHSIDE SUB LTS 4-17 & O/L 1,, City of Council Bluffs, Pottawattamie County, Iowa

LOCATION: 1914 Tostevin Street, Council Bluffs, IA 51503

APPLICANT: Johnstone Partners, LLC, 1210 35th Avenue, Council Bluffs, IA 51501

OWNERS: Midwest Walnut Co., PO Box 8, Willow Springs, MO 65793

REPRESENTED BY: John H. Jerkovich, 535 W. Broadway, Suite 100, Council Bluffs, IA 51503

BACKGROUND INFORMATION – The Community Development Department has received an application from Johnstone Partners, LLC, represented by John H. Jerkovich, for a conditional use permit to allow a ‘storage yard’ in an I-2/General Industrial District on property located at 1914 Tostevin Street, as legally described above.

The applicant, Johnstone Partners, LLC, owns and operates Midwest Equipment, which specializes in buying and selling construction equipment such as forklifts and skid steers. The applicant currently operates their existing business at 1210 35th Avenue and utilizes two properties off Richland Drive for additional outdoor storage areas (see Conditional Use Permit #CU-13-007). The company has grown in size and as a result, their on-site storage capabilities have become limited and inefficient for their inventory. The applicant intends to move their operation to the subject property and is requesting a conditional use permit to utilize identified areas of the property for outdoor storage of forklifts and other associated equipment. The submitted site plan, included with this report as Attachment ‘A’,

details the use of the existing buildings on the property and identifies all proposed and future outdoor storage areas.

The applicant's current operation employs ten (10) office staff, thirteen (13) production staff, and four (4) drivers. The applicant anticipates that the proposed move to the subject property will allow Midwest Equipment to grow their operation by increasing their staff to twenty-four (24) office staff, thirty (30) production staff, and ten (10) drivers within two years. Their hours of operation are 6:00AM to 4:00PM Monday through Friday.

The applicant intends to utilize the existing buildings on the subject property for their office, storage, and equipment repair needs, and at this time is not proposing any new construction. The submitted site plan identifies the proposed uses for the existing buildings, which include an office building, equipment storage buildings, and a repair shop, and outdoor storage areas. The site plan identifies proposed screening of the graveled area along the northeast portion of the property that is visible from Harry Langdon Boulevard.

The applicant has identified additional outdoor storage areas on the subject property, outlined in the submitted site plan in black and labeled as 'Project 2' (see Attachment 'A'), that will be phased in over time as their need for additional outdoor storage increases. The applicant has indicated that the additional unpaved land south of the area identified as 'Project 2' may continue to be used by the current property owner, Midwest Walnut, for outdoor storage. The letter of intent, included as Attachment 'B', notes that the area labeled as 'Project 2' will be hard surface paved and screened once the applicant stores items within this area. For the purposes of this conditional use permit, the area identified as 'Project 2' on the submitted site plan and the land south of this area will be referred to as 'Project 2' throughout the report.

CURRENT ZONING AND LAND USE – The subject property is zoned I-2/General Industrial District. Surrounding properties to the west, north and south are also zoned I-2. Properties east of the subject property, across Harry Langdon Boulevard are zoned C-2/Commercial District and R-3/Low-Density Multifamily Residential District. A location/zoning map is included as Attachment 'C'.

Existing land uses in the general vicinity include an oil production company to the north; railroad lines to the west; and a manufacturing facility, trucking facility, and contractor shops to the south. The future land use map of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as 'Heavy Industrial'.

The following attachments are included with the case staff report:

- Attachment A: Site Plan
- Attachment B: Letter of Intent
- Attachment C: Location/Zoning Map

The following photographs show the existing condition of the subject property and surrounding area:

Exhibit A: Aerial View of the subject property

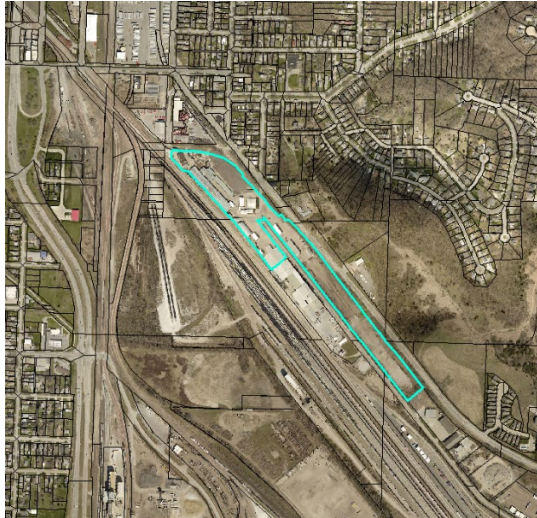


Exhibit B: Office Building



Exhibit C: Looking south towards 'Project 2' area



Exhibit D: Interior Storage Area



Exhibit E: Additional Interior Storage Area



Exhibit F: Additional Interior Storage Area



Exhibit G: Open Front Storage Area



Exhibit H: Additional Open Covered Storage Area



Exhibit I: Repair Shop (Exterior)



Exhibit J: Repair Shop (Interior)



CITY DEPARTMENTS AND UTILITIES – All city departments and local utility providers were notified of the proposed conditional use permit request. The following comments were received:

The Community Development Department provided the following comments:

1. A 'storage yard' is defined in Section 15.03.609, Definitions, 'Storage Yard,' of the Council Bluffs Municipal Code (Zoning Ordinance) as *"A facility engaged in the surface storage of operating or nonoperating vehicles, other large items and containers for storing or collecting goods or material while awaiting sale, resale, transfer, redemption or use, excluding dismantling or salvage. The yard shall have a defined boundary and be hard-surfaced throughout. Licensing by the health department may be required. Typical uses include sales lots, automobile auctions, transfer facilities, container storage and impound lots."* The proposed exterior storage of equipment would fall under this definition.
2. The subject property complies with the minimum lot size, width, and depth requirements for the I-2/General Industrial District.
3. The applicant is not proposing any new construction as part of this project and intends to utilize the existing buildings on-site for their equipment repair operation. Any future buildings or additions shall comply with I-2/General Industrial District standards.
4. Per Section 15.23.060, *Parking spaces required*, of the Council Bluffs Municipal Code (Zoning Ordinance), the minimum number of off-street parking spaces for the equipment sales operation is based on 'Schedule A', which *"sets forth a minimum off-street parking requirement for uses with elements having different functions or operating characteristics."* Per 'Schedule A' the following parking spaces are required:
 - a. Office or administrative activity – 1 space per 300 square feet (6,080 sq. ft. – 20 spaces)
 - b. Equipment servicing or manufacturing – 1 space per 1,000 square feet (21,600 sq. ft. – 22 spaces)
 - c. Indoor or outdoor storage or warehousing – 1 space per 5,000 square feet (80,843 sq. ft. – 16 spaces)

Based on the above calculations, a total of 58 parking spaces are required. The site currently has a total of 32 paved parking spaces. The remaining additional required 26 parking spaces shall be provided in accordance with the standards listed in Section 15.23, *Off-Street Parking, Loading and Unloading* within twenty-four (24) months of issuance of the conditional use permit. A site inspection shall be conducted after one (1) year of issuance of the conditional use permit to assess current parking needs. If it is determined that additional spaces are required, parking shall be

brought into compliance at that time. Based on existing site conditions, the applicant shall be able to provide the required number of parking stalls on existing hard surface pavement.

5. All off-street parking, driveways, loading/unloading areas and storage areas shall be hard-surfaced and designed to comply with the requirements stated in Chapter 15.23 Parking, Loading and Unloading of the Municipal Code (Zoning Ordinance).
6. The proposed 'storage yard' shall be limited to the areas identified on the submitted site plan as 'outside storage areas'. The proposed 'storage yard' shall be limited to the exterior storage of equipment related to the applicant's operation. Exterior storage of junk, wrecked or inoperable vehicles not associated with the applicant's operation shall not be allowed on the subject property.
7. The submitted site plan and letter of intent identifies a future outdoor storage area on the subject property labeled 'Project 2'. This area is not currently paved and is partially screened by the existing tree line along Harry Langdon Boulevard. The applicant is not proposing to utilize this area for storage at this time. At the time the applicant would utilize the area designated as 'Project 2' for outdoor equipment storage or parking the following items shall be addressed as that area of the property is used for outdoor storage:
 - a. Filling in the gaps in the existing landscape screening so that a minimum 50 percent opacity is achieved by planting tall, evergreen trees that have a minimum height of twelve (12) feet at the time of planting; and
 - b. Paving all outdoor storage and parking areas in accordance with the standards listed in Section 15.23, *Off-Street Parking, Loading and Unloading*.
8. As per Section 15.24.040(D)(1), Required Fences, of the Council Bluffs Municipal Code (Zoning Ordinance), *"A fence shall also be required for any open storage area in an industrial district which blocks all view of the storage area at or beyond the property line. The fence shall be provided by one of the following methods:*
 - a. *A wood and/or masonry fence, at least fifty (50) percent opaque, six feet in height;*
 - b. *A vegetation fence capable of providing a substantially opaque barrier and attaining a height of six feet within three years of planting;*
 - c. *A landscaped earth berm with a maximum slope of three to one vertical/horizontal, no more than six feet above the existing grade of the property line separating the zoning districts; or*
 - d. *Any combination of the described methods that achieves a cumulative height of six feet."*The subject property sits lower than the adjacent public street and is primarily screened from view by the existing tree line along Harry Langdon Boulevard. A gap in the existing screening exists along the graveled area along the northeast portion of the property. The applicant is proposing to install a vegetation fence in this area, as identified in their submitted site plan by a green line labeled as 'Tree Line Privacy Block', to ensure this portion of the site is screened. This vegetation fence shall consist of twenty-nine (29) tall, evergreen trees planted every twenty (20) feet, on center, along the area identified in green in the submitted site plan and shall be installed within six (6) months of operation. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet.
9. All outdoor lighting shall comply with the standards stated in Section 15.24.050, *Lighting Controls*, of the Council Bluffs Zoning Ordinance.
10. The applicant is not proposing any signage at this time. All signage installed at a future date shall be permitted separately prior to installation and shall comply with the standards in Chapter 15.33, *Signs*, of the Council Bluffs Zoning Ordinance.
11. Any fencing installed outside of the required fencing shall comply with the standards listed in Section 15.24.040, *Fencing Regulations*, of the Municipal Code (Zoning Ordinance).
12. The applicant shall obtain a storage yard license from the City of Council Bluffs prior to operation.
13. The applicant's hours of operation shall be as stated in their submitted letter of intent.

14. The Bluffs Tomorrow: 2030 Comprehensive Plan designates the property as 'Heavy Industrial'. The plan defines 'Heavy Industrial' as areas that include *"uses related to the processing of raw materials, production of refined goods, and distribution of materials or products typically with external operations and/or significant impacts to surrounding development. These uses are typically along rail corridors, and should be isolated from nearby commercial or residential development through significant buffers and screening."* The proposed conditional use will allow outdoor storage as an ancillary use to a construction equipment operation. The Community Development Department finds the proposed use is consistent with the 'heavy industrial' designation as it is a large construction equipment operation located on a large industrial site adjacent to a rail corridor.

The Fire Department stated that they have no comments in regards to the proposed conditional use permit.

MidAmerican Energy stated that they have no issues with the conditional use request.

NEIGHBORHOOD RESPONSE – All property owners within 200 feet were notified of the conditional use permit request. No comments have been received by the City as of the date of this report.

COMMENTS

§15.02.090 Conditional Uses: The development and execution of the Ordinance (Title 15) is based upon the division of the City into districts. Within each district the use of land and buildings, and the bulk and location of buildings and structures in relation to the land, are substantially uniform. It is recognized, however, that there are specific uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such uses may be either public or private, and are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

The Zoning Board of Adjustment shall make findings of fact, based upon the evidence presented at the public hearing, with respect to each of the applicable standards in Section 15.02.090(E), Findings of Fact.

The Zoning Board of Adjustment may impose such conditions and restrictions upon the location, construction, design and use of the property benefitted by a conditional use as may be necessary or appropriate to protect the public interest, adjacent property and property values. Failure to maintain such conditions or restrictions as may be imposed shall constitute grounds for revocation of the conditional use. The terms of relief granted, including any conditions or restrictions, shall be specifically set forth in the concluding statement separate from the findings of fact. No conditional use shall be approved unless the Zoning Board of Adjustment makes findings of fact based directly on the standards and conditions imposed by this section. The findings of fact are presented below in *italics*:

1. *The proposed conditional use will comply with all applicable regulations of this Ordinance, including lot requirements, bulk regulations, use limitations, and all other standards or conditions contained in the provisions authorizing such use.* The subject property exceed the minimum lot size, width, and depth requirements for the I-2/General Industrial District. The applicant intends to utilize the existing buildings on the property for their office, storage, and repair needs and is

proposing no new construction with this request. Any future buildings or additions shall comply with I-2/General Industrial District standards.

2. *Adequate utility, drainage, and other necessary facilities or improvements have been or will be provided.* No utility service extensions and/or infrastructure improvements are necessary for the proposed 'storage yard' use.
3. *Adequate access roads or entrance and exit drives will be designed and built to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys.* The subject property has direct access to Tostevin Street and South Avenue. No additional improvements are necessary for the request.
4. *All necessary permits and licenses required for the operation of the conditional use have been obtained, or it clearly states that such permits are obtainable for the proposed conditional use on the subject property.* The applicant shall obtain a storage yard license prior to operation and shall renew this license annually. The applicant shall receive all necessary permits from the City prior to operation.
5. *All exterior lighting shall be shaded as necessary to direct the light away from neighboring residential properties.* The applicant is not proposing any additional exterior lighting at this time. All outdoor lighting shall comply with Section 15.24.050, *Lighting Controls*, of the Municipal Code (Zoning Ordinance).
6. *The location and size of the conditional use, the nature and intensity of the activities, to be conducted in connection with it, the size of the site, and the relationship of the site to adjacent roadways shall be considered to assure the use is in harmony with the appropriate and orderly development of the district and the neighborhood in which it is located.* The proposed use will be located on an existing lot with access to existing public streets. The majority of uses surrounding the subject property are general industrial in nature. The subject property sits lower than the adjacent street, Harry Langdon Boulevard and is almost entirely screened by the existing tree line. To address gaps in existing screening, a vegetation fence shall be installed as identified in their submitted site plan by a green line labeled as 'Tree Line Privacy Block' and shall consist of twenty-nine (29) tall, evergreen trees planted every twenty (20) feet, on center and shall be installed within six (6) months of operation. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. With additional screening provided, it is anticipated the proposed use will have no negative impact on existing or future land uses in the area.

The subject property has 63,971 square feet of interior equipment storage area, where a majority of the on-site storage will occur. Exterior storage areas shall be located as identified in the submitted site plan. The submitted site plan and letter of intent identifies a future outdoor storage area on the subject property labeled 'Project 2'. This area is not currently paved and is visible from Harry Langdon Boulevard. The applicant is not proposing to utilize this area for storage at this time. At the time the applicant would utilize the area designated as 'Project 2' for outdoor equipment storage or parking the following items shall be addressed as that area of the property is used for outdoor storage:

- a. Filling in the gaps in the existing landscape screening so that a minimum 50 percent opacity is achieved by planting tall, evergreen trees that have a minimum height of twelve (12) feet at the time of planting; and

- b. Paving all outdoor storage and parking areas in accordance with the standards listed in Section 15.23, *Off-Street Parking, Loading and Unloading*.

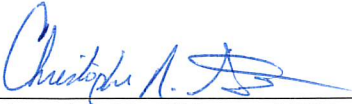
The proposed use is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.

7. *The location, nature and height of buildings, structures, walls, and fences on the site, and the nature and extent of landscaping and screening on the site shall be designed so that the use will not reasonably hinder or discourage the appropriate development, use, and enjoyment of the adjacent land, buildings and structures.* The applicant intends to utilize the existing buildings on the property and is proposing no new construction with this request. Any future buildings or additions shall comply with I-2/General Industrial District standards. A vegetation fence shall be installed along the area identified in green in the submitted site plan and shall consist of twenty-nine (29) tall, evergreen trees planted every twenty (20) feet, on center. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet.
8. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is located and will contribute to and promote the convenience and welfare of the public.* The proposed conditional use is not anticipated to have a negative impact on property values for existing or future land uses in the surrounding area.

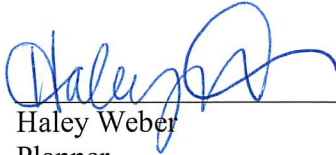
RECOMMENDATION – The Community Development Department recommends approval of the request for a conditional use permit to allow a ‘storage yard’ in an I-2/General Industrial District on property legally described above, subject to the comments stated above and the following conditions:

1. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State and local codes.
2. The applicant shall obtain a storage yard license from the City of Council Bluffs prior to storing equipment on the subject property.
3. The remaining additional required 26 parking spaces shall be provided in accordance with the standards listed in Section 15.23, *Off-Street Parking, Loading and Unloading* within twenty-four (24) months of issuance of the conditional use permit. A site inspection shall be conducted after one (1) year of issuance of the conditional use permit to assess current parking needs. If it is determined that additional spaces are required, parking shall be brought into compliance at that time. Based on existing site conditions, the applicant shall be able to provide the required number of parking stalls on existing hard surface pavement.
4. All off-street parking, driveways, loading/unloading areas and storage areas shall be hard-surfaced and designed to comply with the requirements stated in Chapter 15.23 Parking, Loading and Unloading of the Municipal Code (Zoning Ordinance).
5. The proposed ‘storage yard’ shall be limited to the areas identified on the submitted site plan as ‘outside storage areas’. The proposed ‘storage yard’ shall be limited to the exterior storage of equipment related to the applicant’s operation. Exterior storage of junk, wrecked or inoperable vehicles not associated the applicant’s operation shall not be allowed on the subject property.
6. At the time the applicant would utilize the area designated as ‘Project 2’ for outdoor equipment storage or parking, the following items shall be addressed as that area of the property is used for outdoor storage:
 - a. Filling in the gaps in the existing landscape screening so that a minimum 50 percent opacity is achieved by planting tall, evergreen trees that have a minimum height of twelve (12) feet at the time of planting; and

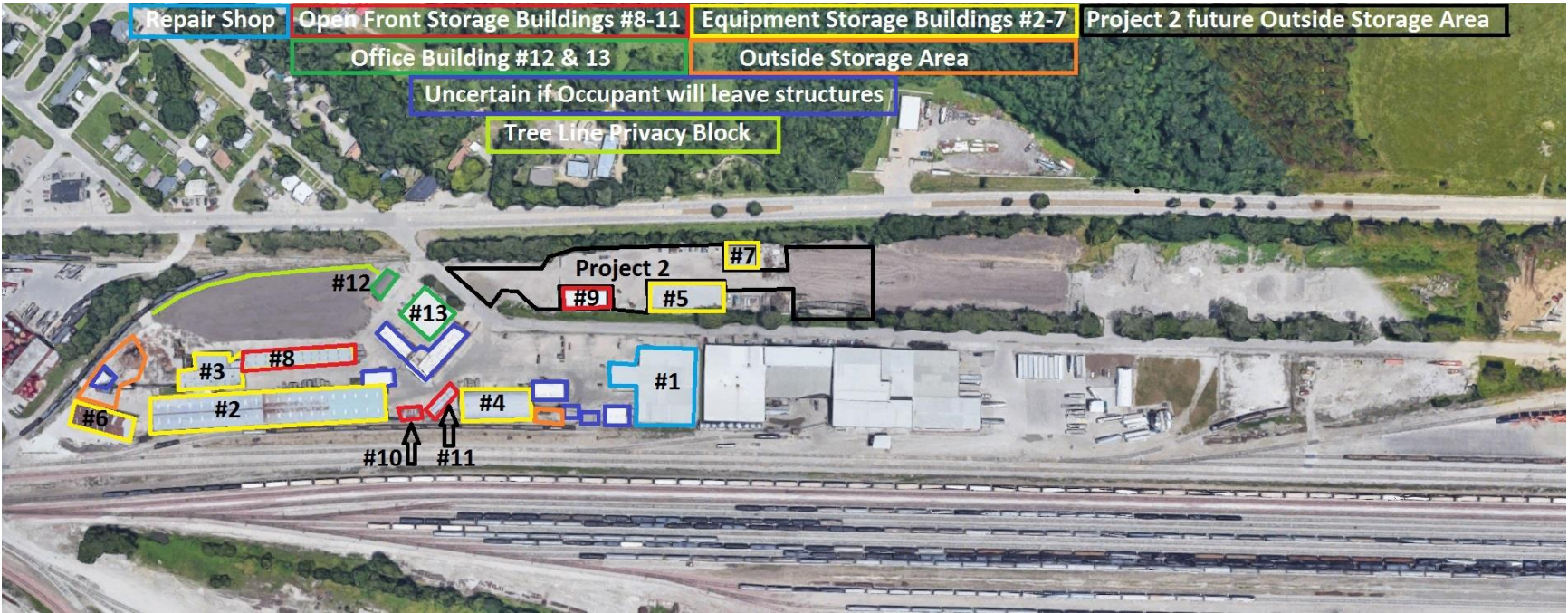
- b. Paving all outdoor storage and parking areas in accordance with the standards listed in Section 15.23, *Off-Street Parking, Loading and Unloading*.
7. The hours of operation shall be as presented in the application.
 8. Any future structures or additions shall comply with I-2 district development standards, as per Chapter 15.21 of the Council Bluffs Zoning Ordinance.
 9. Screening shall consist off a vegetation fence installed along the area identified in green in the submitted site plan and shall consist of twenty-nine (29) tall, evergreen trees planted every twenty (20) feet, on center. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet.
 9. All exterior lighting shall comply with the standards stated in Section 15.24.050, Lighting Controls, of the Council Bluffs Zoning Ordinance.
 10. Any signage installed at a future date shall be permitted separately prior to installation and shall comply with the standards in Chapter 15.33, Signs, of the Council Bluffs Zoning Ordinance.
 11. Any fencing installed outside of the required fencing shall comply with the standards listed in Section 15.24.040, *Fencing Regulations*, of the Municipal Code (Zoning Ordinance).
 12. Any future cost to extend, modify or otherwise relocate any public utilities/facilities to service the subject property shall be at the cost of the owner/applicant and not the financial responsibility of the City of Council Bluffs.



Christopher N. Gibbons, AICP
Planning Manager
Community Development Department



Haley Weber
Planner
Community Development Department



Attachment B

To Whom it may concern;

4/28/2021

Midwestern Equipment LLC / Platinum Carriers LLC / Johnstone Partners LLC plans to increase that capacity of operations in its Council Bluffs IA facility. We are currently operating out of 1210 35th Ave Council Bluffs, IA 51501 as well as storage on Richland Dr. We are running into space issues with the property size and need to increase the size in order to grow our business as we have no more room physically to grow.

Below are the basic outlines of our current company operations;

Midwestern Equipment LLC

- Hrs. of Operations 6am-4pm Mon-Fri
- 9 Office Staff
- 13 Production Staff

Platinum Carriers LLC

- 1 Office Staff
- 4 Drivers

With the increased facility size, we would be able to add additional segments to our business operations and add more staff from the Council Bluffs area.

With the increase in property size we could grow to the following within 2 years' time;

Midwestern Equipment LLC

- Hrs. of Operations 6am-4pm Mon-Fri
- 20 Office Staff
- 30 Production Staff

Platinum Carriers LLC

- 4 Office Staff
- 10 Drivers

Platinum Carriers will be using the south east section (Across the road) for parking their trucks and trailers.

Within 6 months of closing we will plant a privacy tree line block to shield the view from Harry Langdon Blvd.

In building 1 we will have all our repair shop operations there;


- | | | |
|------------|--------------|----------------|
| ➤ Grinding | ➤ Servicing | ➤ Tire Service |
| ➤ Welding | ➤ Hyd Repair | |
| ➤ Painting | ➤ Parts Inv | |

Project 2 will be phased in over time when the need arises. This would be if we expand our storage to this area We will pave and screen the area as needed to block the view as best as we can from Harry Langdon.


Kind Regards

Gordon Johnstone M/D
Midwestern Equipment LLC
Platinum Carriers LLC
Johnstone Partners LLC

CITY OF COUNCIL BLUFFS - ZONING BOARD OF ADJUSTMENT CASE #CU-21-002 LOCATION/ZONING MAP

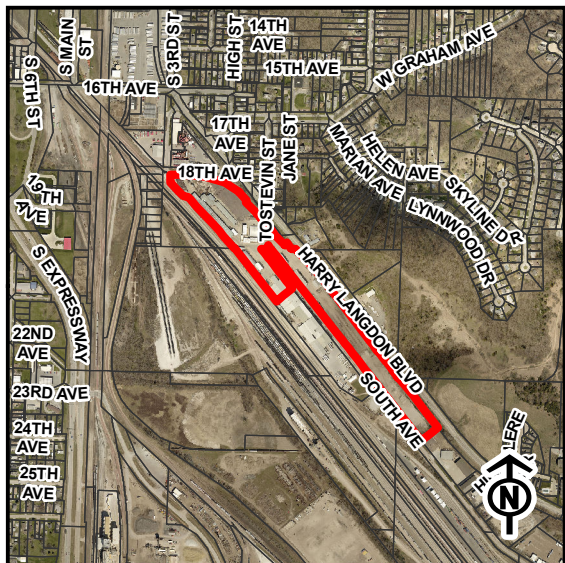


Subject Property CU-21-002



Parcels

0 180 360
1 Inch = 368 Feet



Last Amended: 5/4/2021



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map, the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.

