

BOARD OF ADJUSTMENT

June 2, 2021

Due to the COVID-19 pandemic and associated protocols, the Urbandale Board of Adjustment met in regular session as a virtual meeting on Wednesday, May 5, 2021, via WebEx Meeting Rooms. The City of Urbandale will still provide public access via a WebEx virtual meeting application. Meeting minutes will continue to be transcribed, and upon approval, will be available via the Community Development Department. Chairperson Katie Wheeler called the meeting to order at 6:00 p.m.

Board members present were Katie Wheeler, Aaron Cavazos, and Kathy DeWald. Staff members present were Annika Schilke, Planner II, Nicole Lunders, City Clerk, and Cheryl Vander Linden, Administrative Specialist.

Ms. Wheeler, Chairperson, said Urbandale strives to promote and model the principles of Character Counts, and we expect all participants in this evening's meeting to conduct themselves in a manner that adheres to the principles of trustworthiness, respect, responsibility, fairness, caring and citizenship. This is an informal meeting open to the public. In order to properly handle each appeal, the Board's procedures are as follows. The agenda shall be followed for each appeal. The person making the appeal shall first explain the circumstances of the appeal and why a variance or conditional use permit, as the case may be, should be granted by the Board. Next all persons in favor of the appeal shall have the opportunity to address the Board. At that point, any person opposed to the request will have the opportunity to address the Board. The Zoning Administrator shall then present the position of City Staff, supported by legal counsel if desired. The person making the appeal will then be given time for rebuttal, if desired. At that time, the public hearing will be closed, and the Board will begin its deliberations. The Board may ask for additional information before arriving at a decision which will be announced this evening. The agenda and Staff recommendations for each case were mailed to those requesting variances or conditional use permits. An official notice for each appeal was published in the community publications, Urbandale/Johnston Register. In addition, a copy of the official notice was mailed to property owners in the vicinity of the subject property, in accordance with adopted procedures. She asked if there were any objections to any of the notices? Please let the record reflect there are none.

Ms. Wheeler said this is a 5-member board and the Code of Iowa requires 3 affirmative votes to grant any variance or conditional use, regardless of how many members are present or may have a conflict of interest and be unable to participate and vote on a particular appeal. A minimum of 3 members must be present to constitute a quorum and allow the meeting to be held. In such case a unanimous vote is necessary. A vote of 2 to 1 in favor, or 2 to 1 with one abstention, if 4 were present, as examples, would constitute a denial. Knowing that, anyone who wishes to have his or her item deferred until a future meeting may do so by requesting a deferral now or at any time prior to a

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motion being made. Once a motion has been made, it will no longer be possible to request deferral. If denied, a variance or conditional use cannot be resubmitted for the Board's consideration for a minimum of one year. Everyone should mute your electronic device to lessen background noise but also remember to unmute your electronic device at the time of discussion, questions, and voting. For each item, the chair will recognize one person to speak on behalf of the application. We ask that each person addressing the Board state their name and address for the record prior to making their presentation. The chair will also make time available for anyone who may wish to speak in favor or in opposition to any item. Please wait until that time to unmute your device and request to speak.

The first item on the agenda was to approve the minutes from the May 5, 2021, meeting. Mr. Cavazos moved, and it was seconded by Wheeler, to approve the May 5, 2021 meeting minutes. On roll call; Ayes: Cavazos, Wheeler, DeWald; Nays: none. Passes: none. Motion carried.

The next item on the agenda was the Parker Signs & Graphics (New Beginnings Church) Sign Variance (deferred from May 2021), 8631 Hickman Road, Case no. 011-2021-01.01.

Mr. John Parker, Parker Signs & Graphics, 12869 Geneva Street, Indianola, said I'm here on behalf of New Beginnings Christian Church at 8631 Hickman Road. We are asking for a variance of 4.4 feet from the setback. Based on the Code, the sign would end up being in the parking lot. We're asking to place a sign in the same spot that the previous owner had had their pole sign which was removed because those are no longer allowed. As the Code is written, I know the intent of Staff was that it needs to be 20 feet minimum setback from the property line. But as the Code is written, it actually says "street". So that's why we were asking for the variance of the 4.4 feet, so we'd be able to place that sign in there.

Ms. Wheeler said I'm sure you saw Staff's recommendations. Are you comfortable with the requirement to install the stop sign?

Mr. Parker said yes. I serve on the council in Indianola, so I completely understand, we want to make sure we're not causing any harm to anybody, so we felt we were far enough back. And placing a stop sign just adds to that safety, so I don't have an issue with that at all.

There was no one present who wished to speak in opposition.

Ms. Schilke said the action required on this item is to approve or deny variance of 4'-4" from the 20' minimum setback required by Section 158.017 (B) of the Sign Ordinance.

An appeal has been filed by Parker Signs and Graphics on behalf of New Beginnings

Christian Church, owner, to request a variance from the Sign Ordinance to construct a monument sign too close to a Right of Way.

New Beginnings Christian Church recently purchased the building at 8631 Hickman Road, which had been vacant since the previous occupant, Sam and Gabe's restaurant closed.

The Church would like to install a monument sign for identification purposes, in roughly the same location as the old Sam and Gabe's sign which has been removed. The sign would be on the west side of the drive aisle which exits onto the frontage road along Hickman. Sam and Gabe's utilized a pole sign, which is a type of sign that is no longer permitted in the City of Urbandale. The proposed monument sign for New Beginnings Church is compliant with the requirements of the Sign Ordinance, except that it is too close to the Right of Way.

The Sign Ordinance generally requires a 10' setback from all property lines, but it also requires a 20' setback from drive aisles that exit onto a public street (or Right of Way), if a 20' setback cannot be met from the edge of the drive aisle, the Ordinance requires that the sign be set back at least 20' from the property line along the right of way instead. This either/or requirement in the Ordinance is necessary to preserve sight lines for vehicles exiting onto a public street. Better sight lines reduce the likelihood of collisions between vehicles and collisions between vehicles and pedestrians.

The property is zoned "C-H" Highway Commercial District, as are the surrounding properties adjoining to the east, and west. Properties to the north are zoned R-3 Low Density Multi-Family District, and properties south of Hickman Road are located in the City of Clive and include a variety of commercial and retail uses.

Ms. Schilke said Staff analysis is as follows:

1. This property may appear to be somewhat unique compared to other similarly zoned properties because of the unusual shape, resulting in a relatively large parcel with a narrow and somewhat obstructed frontage, this disadvantage may be exacerbated due to the exceptionally wide right of way along Hickman Road, and the alignment of the frontage road within that right of way.
2. The previous occupant of this building used a pole sign in approximately the same location; however, pole sign signs are no longer permitted in the City of Urbandale and that sign had to be removed. Changes over time to the Ordinance such as this one, may have created a hardship if the site was designed around the ability to have a sign in this location, and that is no longer an option. Due to the shape of the pole sign, it could meet the minimum setback requirement of 20' from the front property line, but the new monument cannot do the same.

3. The proposed sign conforms in all respects to the Ordinance criteria with the exception of the setback. Due to the alignment of the frontage road, and the wide right of way along Hickman, it does not appear that a setback variance of 4' - 4" would provide the property any competitive advantage with respect to signage.

By far, the biggest concern in this scenario is the distance between the sign and sidewalk (the likeliest place for a potential collision with a pedestrian trying to cross the driveway). One way to help mitigate any potential increased risk of collision would be to require that the church install a stop sign at the end of the drive aisle, to ensure that drivers proceed only after stopping and taking appropriate precautions. Therefore the health, safety and welfare of the community can be maintained and the spirit and intent of the Ordinance may appear to be satisfied.

4. One alternative would be to utilize wall signage instead of a monument sign for identification purposes, given the orientation of the building, and the width of the right of way along Hickman Road, this may or may not be a viable option.

Therefore, the Board could find that the property is not unique; no hardship exists; the proposed variances could be detrimental to health, safety and welfare; that the spirit and intent of the Ordinance has not been satisfied; that a reasonable alternative exists; and that the requested variances should be denied. Or, the Board could find that subject property is unique; hardship has been created by the Ordinance; the proposed variances do not create a negative impact upon the character of the neighborhood, and the spirit and intent of the Ordinance have been satisfied; health, safety, and welfare have been preserved; no reasonable alternative to the variances exists; and that the requested variances be approved.

Ms. Schilke said Staff recommends approval of the variance of 4'-4" from the 20' minimum setback required along a street by Section 158.017 (B) of the Sign Ordinance, subject to:

1. Requiring the applicant to install and maintain a stop sign at the end of the drive aisle so that exiting vehicles are required to stop before entering the right of way and therefore ensuring that drivers take adequate time to become aware of pedestrians and other vehicles in the right of way before proceeding.

Ms. Wheeler asked is the City Engineer comfortable with that and agreed?

Ms. Schilke said yes, he indicated that that would be an acceptable requirement.

Mr. Cavazos moved, and it was seconded by DeWald, to approve the Parker Signs & Graphics (New Beginnings Church) Sign Variance, based on staff analysis points 1-4 and subject to Staff recommendation of installing a stop sign at the end of the driveway for sightline safety purposes. On roll call; Ayes: Cavazos, DeWald, Wheeler; Nays:

none. Passes: none. Motion carried.

The next item on the agenda was the Lithia Temporary Sales Office Conditional Use Permit, 9625 Hickman Road, case no. 011-2021-02.08.

Ms. Ann Breck with Lithia Motors, 9625 Hickman Road, Urbandale, said I am here to represent Lithia Motors on our Ramsey/Mazda/Subaru project. We are asking for a conditional use permit to allow two temporary sales trailers to be located on site during a period of construction. We will be building a brand new Mazda showroom and service drive in the place of where there is currently a used car building. And then we will also be renovating the interior and some slight modifications to the exterior of the Subaru dealership. So in order to do this in the most efficient manner, we'd like to relocate all of the employees who are inside the certified pre-owned, or used car, building and put them into temporary accommodations in a trailer, and then the Subaru building is a 5-month construction duration that will be done in two phases. So we're going to need to move people into the temporary trailer while we do each portion of the interior showroom renovation during that 5-month duration. Our plan is to remove one of the trailers when we complete the Subaru construction after the 5 months duration, and then the second trailer would be there during the entire construction of the Mazda showroom and service drive.

Ms. Wheeler said I'm sure you saw the City staff's recommendation and that they did have one condition that you wanted you to meet. Are you guys comfortable with that?

Ms. Breck said yes, we're good with that.

There was no one present who wished to speak in opposition.

Ms. Schilke said the action required on this item is to find for approval or denial of the requested Conditional Use Permit to allow temporary sales trailers while the auto dealership is under construction.

This is an application from Lithia Real Estate Inc., property owner, for a Conditional Use Permit to allow two temporary sales trailers to be located on site during a period of construction. The Mazda and Subaru auto dealerships on Hickman Road will be under construction in the coming months as one building undergoes renovations and another is demolished and reconstructed.

The required site plan for the new building and related improvements was approved by the City Council at its April 6, 2021 meeting, and final revisions are underway, with a building permit application expected soon. A building permit application for the interior remodel of the eastern building is under review.

The temporary sales trailers are proposed to be located in the southern portion of the

property, just to the south of the eastern building. Each trailer would be 64' long, one would be 24' wide and one would be 36' wide. The appellant indicates that one trailer would be removed as soon as the interior remodel is complete, after about 5 months, and the other would be in place for the duration of the construction of the new building, which will take approximately 10 months, possibly less if the facility is completed prior to then, or longer if construction is delayed.

The property is zoned "C-H" Highway Commercial. Since these trailers are open to the public, and are temporary in nature, a Conditional Use Permit is required to permit them in this district.

The subject property is over 8 acres, and Lithia Real Estate Inc. also owns most of the adjacent properties. Adjoining to the east is Urbandale's new Public Works facility and properties across Hickman Road to the South are in the City of Clive, those properties are Commercial and Industrial in nature.

Ms. Schilke said Staff analysis is as follows:

1. Standards, all of which must be met prior to approval of a Conditional Use Permit, are as follows:
 - (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood;
 - (c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
 - (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - (f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified as provided in Section 6.
 - (g) That the proposed use shall be consistent with the Comprehensive Plan.

Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational controls, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Board upon finding that these are necessary to fulfill the purpose and intent of this Ordinance.

2. The temporary sales trailers do not appear to be injurious to other properties in the immediate area, as long as they are removed in a timely manner.
3. The applicant worked with City Staff including the Building Department and Zoning Department to determine the best location for the trailers.

Therefore, the Board could find that the proposed Conditional Use does not satisfy the standards required for approval of a Conditional Use, and that the request therefore must be denied. Or, the Board could find that with certain modifications and stipulations, that the proposed Conditional Use would not create a negative impact upon the character of the neighborhood, would satisfy the required standards and the intent of the Ordinance, and that the requested Conditional Use be approved subject to such modifications and stipulations.

Ms. Schilke said Staff recommends approval of the requested Conditional Use Permit to allow temporary sales trailers while the auto dealership is under construction as proposed on the approved site plan, subject to:

1. Trailers must be removed concurrent with, or prior to, granting any Certificate of Occupancy allowing occupancy of the new auto dealership building, or in not more than 14 months from the date the first trailer is onsite, whichever first occurs.

Mr. Cavazos moved, and it was seconded by Wheeler, to approve the Lithia Temporary Sales Office Conditional Use Permit, based on Staff analysis points 1 A-G, 2 and 3, and with the condition of time limitation of whichever occurs first the granting of occupancy of the new construction building or 14 months. On roll call; Ayes: Cavazos, Wheeler, DeWald; Nays: none. Passes: none. Motion carried.

The next item on the agenda was the Suzy Q's Temporary Conditional Use Permit, 6810 Douglas Avenue, case no. 011-2021-02.09.

Ms. Jennifer Leonard said I'm the owner of Suzy Q's Bar at 6810 Douglas. I am asking for an outside event twice a month during June, July, and August just to gather cars outside and to have permission to have alcohol, plastic and cans, to drink outside.

Ms. Wheeler said I am sure that you saw Staff recommendations and that it was subject

to two conditions, for the even to be limited to twice per month, hours limited to 4 to 10 p.m., designated area limited in the parking lot, noise level no complaints, and comply with liquor license requirements. Are you comfortable with all of those?

Ms. Leonard said yes.

There was no one present who wished to speak in opposition.

Ms. Schilke said the action required on this item is find for approval or denial of the requested Conditional Use Permit to allow a series of temporary outdoor events for the display of classic and collector cars.

This is an application filed by Suzy Q's, to allow a series of temporary outdoor events consisting of the display of vehicles in the parking lot immediately adjacent to building. The proposed event would be held twice a month on Tuesdays or Wednesdays in June, July, and August.

The proposed event would have hours of approximately 4:00 p.m. to 10:00 p.m. The events would use up to 32 parking spots, adjacent to Suzy Q's tenant space on the north side of the building.

The property is zoned C-N "Neighborhood Convenience" District. The subject property is approximately 1 acre in size. Commercial properties adjoin to the east and west along Douglas Avenue, as well as across the street to the north, and are also zoned C-N "Neighborhood Convenience". Residential properties adjoin to the south and are zoned "R-1S" Suburban Density Single Family District.

Ms. Schilke said Staff Analysis – Conditional Use Permit is as follows:

4. Standards, all of which must be met prior to approval of a Conditional Use Permit, are as follows:
 - (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood;
 - (c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

- (d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
 - (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - (f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified as provided in Section 6.
 - (g) That the proposed use shall be consistent with the Comprehensive Plan. Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational controls, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Board upon finding that these are necessary to fulfill the purpose and intent of this Ordinance.
5. Suzy Q's operates in a portion of a larger building that is otherwise unoccupied at this time. Using a portion of the parking lot for these events this summer is not expected to pose a problem. The building owner has submitted a letter indicating their approval of the events.

Therefore, the Board could find that the proposed Conditional Use does not satisfy the standards required for approval of a Conditional Use, and that the request therefore must be denied. Or, the Board could find that with certain modifications and stipulations, that the proposed Conditional Use would not create a negative impact upon the character of the neighborhood, would satisfy the required standards and the intent of the Ordinance, and that the requested Conditional Use be approved subject to such modifications and stipulations.

Staff recommends approval of the requested conditional use to allow a temporary outdoor event for the display of vehicles, subject to:

1. The event being limited to twice a month from June to August of 2021 inclusive. Event hours shall be limited to evenings from 4pm to 10pm.
2. The designated area being limited to the parking lot on the north side of the property, adjacent to the Suzy Q's tenant space, such that the building is between the event area and the residential properties to the south, and using no more than 32 parking spots.
3. The noise level of the event shall not exceed 60 decibels as measured at the property line, or to violate the Noise Ordinance in any manner.

4. No complaints being received by City staff related to these events, and extinguishment of this conditional use permit without prejudice against re-filing if complaints are received.
5. Comply with any requirements related to the establishment's liquor license.

Ms. Wheeler asked have you received any concerns when the notices were sent out?

Ms. Schilke said I did not hear anything. We did notify the adjacent and adjoining property owners and we did not hear any concerns or any feedback from them. So at this point, I don't anticipate a problem.

Mr. Cavazos moved, and it was seconded by DeWald, to approve the Suzy Q's Temporary Conditional Use Permit, based on staff analysis points 1 A-G and 2, as well as the 5 listed Staff recommendations. On roll call; Ayes; Cavazos, DeWald, Wheeler; Nays: none. Passes: none. Motion carried.

Ms. Wheeler said congratulations, you have your temporary conditional use permit. Good luck with your event, it sounds fun!

Ms. DeWald said great idea!

The next item on the agenda was the Hartsmart Conditional Use Permit, 9850 Douglas Avenue, Suite 200, case no. 011-2021-02.10.

Mr. Brad Voorhees, Voorhees Company, said I'm the general contractor and representing Hartsmart. Brandon Hart is on-line as well, he's the owner. We're just asking that we be approved for retail activities in this building.

Mr. Brandon Hart said I looked over the Staff recommendations and everything seems perfectly reasonable here. I recognize that 3-D printing is a new industry and subject to change, but I don't see anything in the recommendations that is an issue.

Ms. Wheeler said so you're both comfortable with the four conditions that the City has put forward?

Mr. Voorhees said yes.

There was no one present who wished to speak in opposition.

Ms. Schilke said the action required on this item is finding for approval or denial of the requested Conditional Use Permit to allow a retail show room along with space for fabrication and repair of 3D printers and 3D printed items in the "M-1" Planned Industrial

District.

This application has been filed by Hartsmart Products, LLC to allow a retail show room along with space for fabrication and repair of 3D printers and 3D printed items. The property is zoned "M-1" Light Industrial District. Retail showrooms and fabrication of 3D printers and many possible 3D printed products are conditional uses in the "M-1" Planned Industrial District.

The total tenant space is about 9,000 square feet. Approximately 3,000 square feet will be used for a retail showroom, used to sell 3D printers, 3D printer filaments, resins, parts and related items. The remainder of the space will be used primarily for the production of parts and systems using 3D printing technologies as well as the assembly and repair of 3D printers. The applicant also noted that the space may occasionally be used as a meeting space for people interested in learning about or discussing 3D printing. Meetings would not exceed 30 attendees.

The property has a total area of 6.22 acres, and has about 374 feet of frontage on Douglas Avenue. The rest of the building is occupied by Thrasher Commercial, a company that specializes in foundation and concrete repair. The property is irregular in shape, having a depth of about 901 feet as measured on the east property line and a depth of about 497 feet as measured on the west property line. On the south, the property borders railroad right-of-way for about 566 feet.

An electrical substation property adjoins to the south of the railroad, and is also zoned "M-1" Light Industrial District. There is a multi-family residential complex adjoining to the east, zoned "PUD" Planned Unit Development District, with detached garages located along the northerly $\frac{3}{4}$ of the east boundary. There are single-family residences located to the northeast, north of Douglas Avenue, that are zoned "R-1S" Suburban Density Single Family District. There are self-storage facilities adjoining to the west and also to the north of Douglas Avenue, both zoned "P.U.D." Planned Unit Development District. To the northwest are an automotive repair business and a convenience store, also both zoned "M-1".

Ms. Schilke said Staff analysis is as follows:

6. Standards, all of which must be met prior to approval of a Conditional Use Permit, are as follows:
 - (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - (b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will

not substantially diminish and impair property values within the neighborhood;

- (c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
 - (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - (f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified as provided in Section 6 of the Zoning Ordinance.
 - (g) That the proposed use shall be consistent with the Comprehensive Plan. Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational controls, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Board upon finding that these are necessary to fulfill the purpose and intent of this Ordinance.
7. The mix of a retail-type use and a manufacturing-type use appears to be suitable for this location, given the uses of the surrounding properties, and the size of the proposed operation.
8. 3D Printing is a relatively new technology, and its uses and applications are still expanding. While the current proposal is well-within what would be expected in the "M-1" Planned Industrial District, it may be advisable to put some clear guidelines on the type of items that are allowed to be manufactured in this location.

Therefore, the Board could find that the proposed Conditional Use does not satisfy the standards required for approval of a Conditional Use, and that the request therefore must be denied. Or, the Board could find that with certain modifications and stipulations, that the proposed Conditional Use would not create a negative impact upon the character of the neighborhood, would satisfy the required standards and the intent of the Ordinance, and that the requested Conditional Use be approved subject to such modifications and stipulations.

Ms. Schilke said Staff recommends approval of the requested conditional use to allow a retail showroom along with space for fabrication and repair of 3D printers and 3D printed items in an

“M-1” Planned Industrial District, subject to the following conditions:

1. The construction of additional onsite parking to accommodate the retail traffic if the Zoning Administrator finds a parking problem to exist at any time, as may be evidenced by parking spilling over into nearby properties or streets, or vehicles parked in circulation aisles, loading spaces, landscape areas, or other locations not designed and designated for parking.
2. Manufacture of 3D printed products shall be limited to types of production otherwise listed in the “M-1” district, along with miscellaneous plastic products; and small quantities (such as prototypes rather than mass production) of items which are otherwise allowed in the “M-2” district, except that production of ordinance, firearms, and accessories (SIC group 348) shall be prohibited in all cases.
3. Any activities related to the fabrication of 3D printers and 3D printed products must not create hazards, noise, vibrations, smoke, dust, odors, heat, glare or other objectionable influences which would be offensive beyond the boundaries of the industrially zoned lot.
4. Compliance at all times with Urbandale Building and Fire Codes.

Mr. Cavazos moved, and it was seconded by Wheeler, to approve the Hartsmart Conditional Use permit, based on Staff analysis points 1 A-G, 2, and 3 and staff recommendations 1-4. On roll call; Ayes: Cavazos, Wheeler, DeWald; Nays: none. Passes: none. Motion carried.

Ms. Wheeler said congratulations, you have your conditional use permit. I look forward to seeing you open!

Regarding Staff reports, Ms. Schilke said I don't have anything in my hands right now but I'm expecting one in. The main thing to let you know is I do not expect to be here at the next meeting. I have a previously scheduled wedding at that time. I think Kristi Bales will be here to represent City staff.

The meeting adjourned at 6:30 p.m.