

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Conditional Use Permit****NO. CUP25-000009****APPLICATION DATE: 11/10/2025****PROPERTY OWNER: BRANDON & LESLIE ARENDS****APPLICANT: Tyler Cramblit****WORK DESCRIPTION: Continuing the use of the shop we are currently in****SITE ADDRESS: 3184 Hickory DR NE****PPROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0323403001	3.54	AR - Agricultural Residential

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**

The proposed use of this shop is to keep storage of equipment, trailers, vehicles and extra materials for current and future job sites. We keep a couple loads of rock, dirt and other materials on site to help with the logistics of our business; TLC Property Services LLC.

Our current hours of operations are 8:00am-5:00pm. The only time we are there on the weekends (Saturday-Sunday) are if we need to do maintenance work inside the shop.

The current number of employees vary depending on time of the year. During the summer we have 6-8 crew members but during the winter we only keep 3-4.

Most crew members do not park at the building as they prefer to drive directly to a job site. We meet in the morning at the shop, load up materials we need that day then roll out once we are ready to go. 2 Employees Park their vehicles in the front of the building to drive the company vehicles but if we have room inside the shop they park inside.

We have zero customers come to the building as it is not needed because we do not sell a product.

With having no plumbing in the shop, we have no need to consider waste water. The only water we use at the shop is a well which provides us water to clean vehicles/equipment.

The main equipment we use at the location is a skid loader, enloader or dump truck to load or unload materials. We sometimes have lawn mowers, weed trimmers or other small equipment to maintain a good look for the area. We upkeep the front and back of the shop biweekly to make sure it looks as good as possible.

Lastly we keep no signage at the location as I don't need anyone to come there for business.



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