



PLANNING AND ZONING Cerro Gordo County Courthouse

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SPECIAL USE PERMIT STAFF REPORT

SUMMARY OF REQUEST

Case No.: 25-17

Hearing Date: January 27, 2026

Applicant:

Enoch Pedersen (Contract Purchaser)
Edgepoint Industries LLC
721 N Jefferson Ave
Mason City, IA 50401

Owner:

Louis & Karen Halder
14956 Lark Ave
Mason City, IA 50401

Property Address: 14956 Lark Ave, Mason City, IA 50401

Brief Legal Description: NE¼ of Section 26, Lake Township

Zoning: A-1 Agricultural District

Special Use Requested: 20.2(II) Agricultural and Neighborhood Commercial Business

Background

Enoch Pedersen is the contract purchaser on this property with a closing date in early 2026. Mr. Pedersen is requesting a Special Use Permit on behalf of Edgepoint Industries LLC, for an agricultural and neighborhood commercial business, which will be conducted inside the existing 40'x60' steel building and attached 30'x32' workshop on the property. Mr. Pedersen would like to operate a small, home-based fabrication and repair business that will involve light welding, metal fabrication, equipment repair, 3D printing, powder coating/painting, CAD design, and general maintenance services. According to the applicant, there will be a maximum of four vehicle trips per day including shipments and customers. Mr. Pedersen is the only employee. The hours of operation will be Monday-Friday for 2:00 p.m. to 10:00 p.m. and Saturday-Sunday from 8:00 a.m. to 10:00 p.m. (as needed).

STAFF COMMENTS

The County Engineer has no concerns with the proposed business on this property.

FINDINGS OF FACT

1. Louis & Karen Halder are the owners of the property located in Section 26, Lake Township.
2. Enoch Pedersen is the contract purchaser.
3. The property is zoned A-1 Agricultural.
4. Enoch Pedersen on behalf of Edgepoint Industries LLC is the applicant for the proposed Special Use Permit for a small, home-based metal fabrication and repair business out of the existing enclosed buildings on the property.

5. An agricultural and neighborhood commercial business is a special permitted use in the A-1 District, subject to the requirements and conditions as granted by the Board of Adjustment.
6. The application was filed on November 19, 2025 with the Planning and Zoning Office.

BACKGROUND INFORMATION

Purpose of Special Use Request

Enoch Pedersen on behalf of Edgepoint Industries LLC proposes to operate a small, home-based metal fabrication and repair business on the property. According to the application, the proposed business will remain small in scale, conducted primarily indoors, and designed to have minimal impact on surrounding properties while providing valuable local services such as welding, fabrication, 3D printing, and small equipment repair. No autobody restoration will take place on the property.

An agricultural and neighborhood commercial business is a permitted special use in the A-1 District with a Special Use Permit (SUP).

Existing Land Use and Zoning Classification of Property

The property is zoned A-1 Agricultural. The business will be conducted in the existing 40'x60' steel building with attached 30'x32' insulated and heated workshop on the property.

Land Use and Zoning Classification of Surrounding Property

All surrounding properties are zoned A-1 Agricultural. There is a residence located at 15118 Lark Avenue over 800' directly north of the building in which the proposed business will take place and is the closest dwelling. The next closest residences are located at 15351 Lark Avenue which is .3 miles to the north and 14332 Lark Avenue which is .5 miles to the south. Lark Avenue is a paved road.

GENERAL FINDINGS

Harmony and Accord with General Principles and Proposals of the Zoning Ordinance

The intent of the Zoning Ordinance is to provide for the public health, safety, morals, comfort, and general welfare; conserve property values and encourage the most appropriate use of land; provide for the orderly planned use of land resources; and facilitate adequate and economical provisions for public improvements.

The proposed special use will be contained within the enclosed insulated building and largely unnoticeable outside of the building. There will be limited outdoor use except for the occasional loading/unloading of large items during the day. The driveway into the property is lined by trees and there is a row of small trees along the front of the property on Lark Avenue. The property is screened by trees along the north lot line and the closest dwelling. There are a few large trees along the south lot line next to a farm field. The existing building is similar to buildings typically seen on a rural acreage. The building is located over 200' from the front lot line. The existing building will likely make the proposed special use less impactful and largely unnoticeable to neighbors. No ag land will be taken out of production for this special use.

Compatibility of Use with the Appearance and Essential Character of Area

The property has the appearance and character of a typical acreage. The owner/operator will live in the dwelling. The proposed special use will take place entirely within the existing enclosed building, which has the appearance of a typical machine building on a rural building site. The proposed special use will largely be self-contained except for the limited to occasional loading/unloading of large items during the day.

Due to the significant setback and buffering provided by the existing farm buildings on the property and existing vegetation, additional buffering around the building is not necessary to make the use compatible with surrounding development.

Impact on Existing and Futures Uses, Vicinity, and Community as a Whole

The proposed special use will be contained within the enclosed insulated building on the property. The building will likely make the proposed special use less impactful and largely unnoticeable to neighbors. The special use will likely be no more impactful than a typical farm operation. There will be minimal traffic to the property which a maximum of four vehicles per day (including shipments and customers). All painting/powder coating will be done in a designated booth.

Adequacy of Public Services

(i.e., highways, streets, police, fire protection, drainage structure, refuse disposal, water and sewage facilities, or schools)

Lark Avenue is a paved road which carries approximately 800 vehicles on average per day. Little to no increase in traffic is expected. The estimated traffic is a maximum of four vehicles per day (including shipments and customers). The owner/operator is the only employee.

Law enforcement protection is provided by the Cerro Gordo County Sheriff's Department. Fire protection and EMS is provided by the Clear Lake Fire Department. Ambulance service is provided by Mason City Fire Ambulance. There should not be an increase in demand for the services.

The property does lie within Drainage District 17 which is a City of Mason City controlled drainage district. The County Auditor has no concerns with the proposed use on the property.

The owner/operator is responsible for refuse disposal. The use will have no impact on schools.

According to CG Public Health, there is a permitted septic system for the dwelling on the property. The shop does not have a permitted septic system. There is a private well on the property which has tested safe for bacteria, nitrates, arsenic, and manganese over the past three tests conducted in 2021, 2023 and 2025. The applicant has stated that currently there is no running water or restrooms in the workshop. At this time, he does not have plans to add any in the *near* future. There is a possibility in the *distant* future, if he expands the shop use, and if needed, he would consider adding running water and a restroom to the workshop. Receiving any necessary permits from the Health Department for well and septic should be a condition of the Special Use Permit if approved.

Public Cost for Additional Public Facilities and Services

There should be no cost to the public as a result of the proposed use.

Potential Detriments to Persons, Property, or General Welfare

(i.e., excessive traffic, noise, smoke, glare, or odors)

All welding, fabrication and painting will occur indoors with ventilation and filtration. Noise levels are expected to remain low and primarily contained within the existing insulated building. Any outdoor work on large items will be limited to daytime hours. Lighting will be minimal and directed downward to prevent light spill to neighboring properties. There should be no discernible noise, smoke, glare, or odors as a result of the operation. Operating hours will be occasional and not a continuous operation during these hours: Monday-Friday: 2:00 p.m. to 10:00 p.m. (as needed) and Saturday-Sunday: 8:00 a.m. to 10:00 p.m. (as needed).

Compatibility and Consistency with the Intent and Purpose of the Zoning Ordinance

The intent of the A-1 Agricultural District is to accommodate agricultural uses that are designed to permit the continued use of such land for agricultural purposes. Agricultural and neighborhood commercial businesses are allowed in the A-1 District, subject to a Special Use Permit being granted by the Board of Adjustment. No farmland will be taken out of production as a result of the special use. It is difficult to foresee the operation impeding any nearby agricultural activities. Work conducted by the business will occur indoors. Mr. Pedersen plans to provide convenient, local fabrication and repair services to the nearby residents and farms.

Compatibility with County Comprehensive Plan

The Comprehensive Plan encourages the use of performance standards for development where appropriate. The proposed business is not likely to have an impact on farm operations and is appropriate on an existing building site. No farmland will be taken out of production as a result.

COMPLIANCE WITH ADDITIONAL ARTICLE 20 REQUIREMENTS

Staff comments are in bold below. Additional requirements for the special use requested are as follows:

20.2 SPECIAL USES

- II. Agricultural and neighborhood commercial businesses, provided a buffer zone of at least fifty (50) feet is established between the commercial building's associated work area, and the property lines. **The existing buildings are approximately 200' from the north side lot line, 120' from the south side lot line and 235' from the front lot line. The existing buildings exceed the 50' setback.** Such buffer areas will include any combination of earthen berms, trees, shrubs and bushes, and solid fences to develop compatibility with the adjoining property owners. **There is existing vegetation/trees along the north property line, and the front lot line. There are a few trees along the south lot line bordering the farm field. No additional screening is anticipated to be necessary.** No more than one (1) acre of cultivated farmland can be converted to the new commercial use. **No farmland will**

be taken out of production as a result of the business. A-1 and A-2 Districts. The property is zoned A-1 Agricultural.

ZONING DISTRICT REQUIREMENTS

Requirements of the zoning district for which the proposed special use is to be located are as follows:

The property is zoned A-1 Agricultural.

- Minimum parcel size is 10 acres. **The existing parcel is 12.27 acres in size. There is a reasonable expectation to be able to continue the use of the property for the purposes for which it was intended as zoned.**
- 7.5 Height Regulations. No building hereafter erected or structurally altered shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet. **The existing buildings do not exceed 35' in height.**
- 7.6 Yard Requirements. Each lot shall have front, side and rear yards not less than the depths or widths following:
 - A. Front yard depth, fifty (50) feet. **The existing buildings are 235' from the front lot line.**
 - B. Each side yard width, twenty-five (25) feet.
 - C. Rear yard depth, thirty (30) feet.

STATUTORY REQUIREMENTS

Additional requirements under Iowa Code or local rules that pertain to the Special Use applied for:

- CG Public Health – Well Permit, if desired in the future
- CG Public Health – Septic Permit, if desired in the future

STAFF ANALYSIS AND RECOMMENDED ACTION

Enoch Pedersen on behalf of Edgepoint Industries LLC, will operate the low-impact, owner-operated metalworking and fabrication shop within an existing enclosed & insulated building on the property. As a result, use of the existing buildings will likely make the proposed special use less impactful and largely unnoticeable to neighbors. No excessive impact is foreseen as the result of the operation. No increase in traffic is anticipated. All requirements are met under the Zoning Ordinance, and the proposed special use is generally in line with the county's Comprehensive Plan. Area agricultural operations will not be impacted from the business. The Board would be justified to approve the request subject to the below recommended conditions.

RECOMMENDED CONDITIONS TO BE MET IF POSITIVE VOTE BY BOARD OF ADJUSTMENT

Note: In granting a Special Use Permit, the Board of Adjustment may attach conditions which it finds are necessary to carry out the purpose of the Zoning Ordinance, in conformance with what is provided in Article 20 of the Zoning Ordinance, and where reasonable and necessary may increase the required lot or yard, control the location and number of vehicular access

points to the property, limit the number of signs, limit coverage or height of buildings because of obstruction to view and reduction of light and air to adjacent property, and require screening and landscaping to reduce noise and glare and maintain the property in character in keeping with the surrounding area. Special uses shall ordinarily comply with the standards of the district concerned for principal uses which are permitted therein, except as modified by the Board of Adjustment in granting a Special Use Permit.

1. This Special Use Permit may be reviewed at any time in the future upon the request of the applicants or a majority of the Board of Adjustment members.
2. The provisions and/or regulations as stated shall be minimum requirements and wherever the requirements of any other lawfully adopted rules, regulations, or ordinances are at a variance, the most restrictive shall govern.
3. It is contemplated that from time to time during the operation of the of the agricultural-commercial neighborhood business that conditions may arise which are not covered by the terms of this permit and which cannot be anticipated. In the event such conditions do arise, the Board of Adjustment of Cerro Gordo County, Iowa, may impose additional regulations to meet any new conditions. In addition, if said facility should, at any time, be operated in any manner which violates the rules and regulations of any federal or state regulatory agency, then the Board of Adjustment may impose such other conditions so as to ensure compliance with such rules and regulations.
4. This permit will be subject to revocation for operator's failure to comply with the provisions as herein set forth or such other provisions as may, from time to time, be imposed by the Board of Adjustment of Cerro Gordo County, Iowa, under the terms of this permit.
5. County representatives shall have the right to enter the premises at any time upon notification to the permit holder for the purposes of enforcing the provisions of this Special Use Permit.
6. Any other necessary permits or licenses required by federal, state, and local agencies shall be obtained by the applicant and current copies placed on file with the county Planning and Zoning Office.
7. This Special Use Permit is granted to Enoch Pedersen on behalf of Edgepoint Industries LLC and its successors and assigns and is not transferable to any other party or parties.
8. The site plan and operator's statement are hereby adopted as presented and the applicant shall adhere to said site plan. The Board of Adjustment shall have the right to review any proposed change in or expansion of the special use.
9. All construction shall strictly comply with the site plan submitted with the application. A Zoning Permit Application shall be completed and a Zoning Permit issued prior to any new construction on the site related to the special use.
10. The applicant shall maintain all existing vegetation to screen the use as required by Article 20.2(II) of the Zoning Ordinance.
11. A 50' setback from all lot lines shall be maintained for all new buildings/additions related to the special use as required by Article 20.2(II) of the Zoning Ordinance.
12. The applicant shall adhere to the requirements of CG Public Health for well and wastewater facilities serving the buildings.
13. Any proposed signage must comply with Article 19.6 of the Cerro Gordo County Zoning Ordinance. A sign permit application shall be completed, and a permit issued prior to the placement of any signage on the property.

14. Time of operation for the business shall be limited to no earlier than 8:00 am and no later than 10:00 pm. Any outdoor activity is limited to occasional daytime loading/unloading of large items.
15. All lighting shall shine downward and into the interior of the property and away from adjoining properties.
16. Trash receptacles shall be provided and be vermin and weatherproof and be dumped at frequent intervals to prevent the attraction of vermin and to eliminate the overflow and subsequent blowing of trash on the property or neighboring properties. At no time shall trash be visible above or outside of the receptacles. The applicant shall be responsible for all refuse removal from the site. Hazardous waste should be disposed of according to law.
17. The applicant shall arrange for and maintain records pertaining to the lawful disposal of waste oil, solvents, and other hazardous chemicals used in the course of repairs. All fluids and paints should be stored in a controlled area.
18. All work associated with the special use shall be conducted in the existing 40'x60' steel building and attached 30'x32' heated workshop. Any noise produced, when measured at the property boundary, shall not exceed the general noise level of the area. Any large machinery or pieces of equipment awaiting repair or for which work has been completed shall be located on the west side of the large steel building and not visible from the road.
19. Painting shall be done in a designated "Paint Booth" designed to alleviate the hazard of paint vapor and fumes being released into the open air.
20. The Special Use Permit shall be reviewed annually by the Zoning Administrator, and any complaints will be reviewed by the Zoning Administrator as necessary.
21. The applicant shall provide proof of insurance of adequate liability insurance in writing to the Zoning Administrator, under such further conditions and in such amounts as the Board of Adjustment or Zoning Administrator may direct, but in no event shall such proof be required more often than annually.
22. If the Cerro Gordo County Zoning Office receives written notice from the applicant that the operations established in this Special Use Permit cease to exist, the Special Use Permit will be declared null and void by administrative order.

BOARD DECISION

The Board of Adjustment may consider the following alternatives:

Alternatives

1. Grant the requested Special Use Permit Application subject to any condition as deemed necessary by the Board (The Board reserves the right to remove, amend, or add additional conditions from those recommended as deemed necessary).
2. Deny the requested Special Use Permit Application.

The following motions are provided for the Board's consideration:

Provided motion of **approval**:

To adopt the staff report as the Board's findings and to grant the application, subject to the conditions recommended by staff and as modified by the Board of Adjustment, for the

placement of an agricultural-commercial neighborhood business, and further, that the grant of the application be made effective immediately and on the condition that Enoch Pedersen on behalf of Edgepoint Industries LLC shall perform all operations under the application under the specific direction of the Cerro Gordo County Zoning Administrator, consistent with the proposed conditions and recommendations approved by the Board of Adjustment, until such time as a formal resolution is drafted and adopted by the Board of Adjustment, not to exceed 60 days.

*Provided motion of **denial**:*

To adopt the staff report as the Board's findings and to deny the application for the reasons stated in the staff report as well as for the following reasons: **[STATE ADDITIONAL REASONS FOR DENIAL, IF ANY]**. Said reasons for denial shall be stated in the official transcript and minutes of the Board of Adjustment and shall be made in writing to the applicant in letter form by the Board's secretary.

EXHIBITS

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| <ul style="list-style-type: none">• Exhibit 1: Figures 1-5• Exhibit 2: Special Use Permit Application, operator's statement and Site Plan• Exhibit 3: Parcel highlight |
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Figure 1
Building to be used for proposed business



Figure 2
Tree lined driveway into property from Lark Avenue



Figure 3
Rows of trees along north side lot line between closest dwelling to the north



Figure 4
Looking north towards closest dwelling



Figure 5
Looking south at adjacent farm field from south side lot line



SPECIAL USE PERMIT

APPLICATION

Date Filed 11/19/25

Date Set for Hearing TBD

Case Number: 25-17

Applicant Name: Enoch Pedersen

Phone: 641-530-3560

E-Mail: EnochPedersen@outlook.com

Mailing Address: 721 N Jefferson Ave. Mason City, Iowa 50401

Property Owner Name: Louis A/Karen A Halder (current) Phone: 641-425-9463 E-Mail: Halderbud@Gmail.com

Property Owner Address: 14956 Lark Ave. Mason City, Iowa 50401 (Contact through applicant)

Property Description (Not to be used on legal documents): Parcel # 062620000600 Township _____

Property Address: 14956 Lark Ave. Mason City, Iowa 50401 Zoning: A-1 Agricultural

Brief Legal Description: 1326.29' TO FENCED W LINE NE NE TH N 01006'05" E 403.02' TH N 90000'00" E 1324.90' TO POB
See parcel number above

Special Use Description: Please provide a general description of the proposed special use.

Small-scale, owner-operated metal fabrication and repair shop (welding, plasma cutting, powder coating, painting, 3D printing, CAD design, equipment repair and maintenance) conducted entirely within the existing 40x60 ft pole building and attached 30x32 ft heated workshop (total 3,360 sq ft) on the above 12.27-acre parcel. A maximum of four vehicle trips per day. Currently, no employees. No outdoor storage. All work indoors. Applicant is currently under contract to purchase the property; closing expected early 2026. The special use will only be exercised after the title transfers to the applicant.

***Attach all required items listed in the application checklist, including written operator's statements, site plan, filing fee, and all other materials required to be submitted with this application**

I am the ☐ Owner ☒ Contract Purchaser ☐ Other (Explain) _____

_____ of the property affected.

I, the applicant, being duly sworn, depose and say that I am the owner or that I am authorized and empowered to make the accompanying application; and that the information provided is true and correct, and actual construction, as applicable, and operation of the proposed special use will proceed in accordance with the purposes herein stated on the application and all submitted materials. I further agree to any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning staff and Board of Adjustment members are also given permission to enter the above property in reviewing this application.

Applicant Signature 

Date 11/19/25

Edgepoint Industries LLC

14956 Lark Avenue

Mason City, IA 50401

Phone: (641) 530-3665

Email: Enoch@EdgepointIndustries.com

Date: November 19, 2025



To: Cerro Gordo County Board of Adjustment

Subject: Application for Special Use Permit — Edgepoint Industries LLC

Dear Members of the Board,

I am submitting the enclosed Special Use Permit application on behalf of Edgepoint Industries LLC, a small, home-based metal fabrication and repair business that I will personally operate on my property at 14956 Lark Avenue. The proposed business will remain small in scale, conducted primarily indoors, and designed to have minimal impact on surrounding properties while providing valuable local services such as welding, fabrication, 3D printing, and small equipment repair.

The operation will use an existing structure, create little additional traffic, and adhere to all safety, noise, and environmental standards required by Cerro Gordo County. I respectfully request placement on the agenda for the next available Board of Adjustment meeting for a public hearing and review of this request.

Thank you for your time and consideration. Please feel free to contact me with any questions or if further documentation is required.

Sincerely,

Enoch Pedersen

Owner & Operator, Edgepoint Industries LLC

Note Regarding Property Ownership

The property at 14956 Lark Avenue (Parcel 062620000600) is currently under contract for purchase by Enoch Pedersen / Molly Pedersen (my Wife). Closing is scheduled for early 2026. The special-use permit, if granted, will be exercised only after the title transfers to the applicant.

Edgepoint Industries LLC

Special Use Permit Application Business Plan and Operator's Statement

Prepared by: Enoch Pedersen

Date: November 19, 2025

Property Address: 14956 Lark Avenue, Mason City, Iowa 50401

Legal Description: Parcel ID: 062620000600

Zoning District: Agricultural (A-1)

Proposed Special Use: Light welding, metal fabrication, equipment repair, 3D printing, powder coating/painting, CAD design, and general maintenance services

1. Executive Summary

Edgepoint Industries LLC respectfully requests approval for a Special Use Permit to operate a **low-impact, owner-operated metalworking and fabrication shop** on a 12.27-acre parcel zoned A-1 in rural Cerro Gordo County. The business will occupy an existing **40 ft × 60 ft (2,400 sq ft)** steel building with an attached **30 ft × 32 ft (960 sq ft)** insulated and heated workshop. Operations are small-scale and focused on **custom, prototype, fabrication, and repair work**.

Operator: Enoch Pedersen (sole owner, part-time)

Projected Revenue: \$2,000 in Year 1 → \$6,000 by Year 3

Estimated Traffic: Maximum of four vehicles per day (including shipments and customers)

Hours: Mon–Fri: 2:00 PM – 10:00 PM; Sat/Sun: 8:00 AM – 10:00 PM (as needed)

2. Environmental & Community Impact

All fabrication occurs indoors. Outdoor work on large items will be limited to daylight hours. Welding, cutting, painting, and powder coating are done indoors with proper filtration and ventilation. Lighting is minimal and directed downward to prevent light spill onto neighboring properties.

The property includes a gravel parking area with capacity for six or more vehicles and access to a hard-surface county road. A small tractor may occasionally be used for material handling.

All activities will comply with applicable Cerro Gordo County **fire, safety, and environmental regulations**.

This business provides convenient, local fabrication and repair services to nearby residents and farms, **reducing the need for long travel to commercial shops**.

3. Business Description & Operations

Edgepoint Industries LLC is a **sole-proprietor, owner-operated shop** specializing in:

- Light welding and repair
- Custom metal fabrication
- Metal cutting, including Plasma cutting and possibly laser cutting in the future
- 3D printing
- Powder coating/painting and finishing parts
- General maintenance and small repair services
- CAD design
- Online custom part sales

Owner: Enoch Pedersen – 15 years of fabrication experience and 12+ years in industrial maintenance. Currently employed full-time at Cargill as a **Utilities Department Lead**.

4. Site & Building

- ***will not change the rural character or appearance.*** No industrial structures will be added.
 - **Primary structure:** Existing 40×60×18 ft steel pole building with attached 30×32×14 ft workshop.
 - **Outdoor use:** Limited to occasional loading/unloading of large items during the day
 - **Utilities:** No new demand on utilities or infrastructure.
 - **Signage:** Plans to install a business sign on either the workshop front face or in the yard, complying with any sign regulations (will apply for permit upon SUP approval)
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5. Hours & Staffing

- **Operating Hours:** (will be occasional, and not a continuous operation during these hours)
Mon–Fri: 2:00 PM – 10:00 PM (as needed)
Sat/Sun: 8:00 AM – 10:00 PM (as needed)
 - **Staffing:**
One person (owner only). No employees at this stage, but may have the possibility of adding in the future if workload demands.
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6. Funding

- Currently 100% owner-funded. Financing may be considered in the future for equipment upgrades or business expansion.
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7. Operations & Risk Management

- The owner lives on-site and can immediately address any concerns related to noise, fumes, or safety.
 - General liability insurance coverage is in progress
 - **Fire safety:** ABC extinguishers, access to pumped well water, and 911 service availability.
 - The business emphasizes sustainability by reusing and recycling materials whenever possible.
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8. Conclusion & Request

Edgepoint Industries LLC represents a **low-impact, community-focused small business** that utilizes existing structures, creates minimal traffic, and provides valuable local services to residents, farmers, and hobbyists.

The owner respectfully requests:

- A public hearing at the next Board of Adjustment meeting
 - Approval to begin operations by approximately **March 1, 2026** (pending property closing)
-

Contact Information:

Enoch Pedersen
Edgepoint Industries LLC

721 N Jefferson Ave. Mason City, IA 50401
Phone: (641) 530-3665
Email: Enoch@EdgepointIndustries.com



Compliance with Article 24.4(A)(2)(b)(1–7) – Cerro Gordo County Zoning Ordinance

Edgepoint Industries LLC – 14956 Lark Avenue, Mason City (Parcel 062620000600)

- 1. Whether the proposed use is harmonious with and in accordance with the general principles and proposals of zoning ordinance for Cerro Gordo County.**

The proposed use is intended to be harmonious with the Cerro Gordo County Zoning Ordinance. The business will operate entirely within existing farm-style buildings, will not require new infrastructure, and will remain compatible with surrounding agricultural and rural residential uses.

- 2. That the use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.**

No new buildings or exterior changes are proposed. The business will operate inside an existing 40×60 building and attached workshop and will not change the appearance of the property. Outdoor activity will be minimal and limited to loading/unloading during daytime hours. The rural character of the neighborhood will remain unchanged, and the business will not create an industrial appearance.

- 3. That the use will not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to the property in the immediate vicinity and to the community as a whole.**

This use will not be hazardous or disturbing to nearby residents. All welding, fabrication, and painting occur indoors with ventilation and filtration. Noise levels are expected to remain low and primarily contained within the building. The use will improve the property by keeping the buildings maintained, occupied, and utilized for practical rural services that benefit the community.

- 4. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, police protection, drainage structures, refuse disposal, water and sewage facilities, or schools.**

The property is adequately served by essential public facilities, including a hard-surface county road, emergency services, waste disposal, and a private well and septic system. The business will not require additional infrastructure or create any new demands on utilities or public services.

- 5. That the proposed use will not create an excessive additional requirement at public cost for public facilities and services.**

The proposed use does not require any new public facilities or improvements. Traffic will be minimal, limited to a maximum of roughly four vehicles per day. No additional public maintenance, utilities, or public costs will result from this business..

- 6. That the proposed use will not involve uses, activities, processes, materials, and equipment, or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.**

The business will not create harmful noise, fumes, glare, or odors. All welding, cutting, powder coating, and fabrication occur indoors with ventilation and filtration. Noise is contained within the insulated shop, and outdoor work is limited to occasional daytime loading. Traffic is minimal and consistent with rural residential/agricultural patterns.

- 7. That the proposed use is consistent with the intent and the purpose of the zoning district in which it is proposed to locate such use.**

Operations do not interfere with agricultural operations or rural living. This business operates quietly, indoors, and on a large 12.27-acre parcel, ensuring no disruption to farming activities or surrounding residences.

Compliance with Article 20.2 Performance Standards

Edgepoint Industries LLC will fully comply with all applicable performance standards in Article 20.2 of the Cerro Gordo County Zoning Ordinance. All welding, plasma cutting, powder coating, painting, and fabrication will occur indoors within a fully enclosed, insulated building equipped with proper ventilation and filtration systems. No excessive noise, dust, fumes, odors, vibration, or glare will escape the building. There will be no outdoor storage of materials, no flammable or explosive hazards beyond standard shop tools, and no processes that generate smoke or odor detectable at the property line. Outdoor activity is limited to occasional daytime loading/unloading of large items. The operation will meet or exceed all county performance standards for light manufacturing and home-based businesses in the A-1 district.

Site Plan - Edgepoint Industries LLC - Special Use Permit - 14956 Lark Avenue

- Main shop - Existing 40x60 ft. pole building + 30x32 ft. attached heated shop (total 3,360 sq. ft.) - ALL WORK INSIDE
- Shop is 200 Ft from North property line.
- Shop is 275 ft from Lark Ave



