



Hall County Regional Planning Commission

Wednesday, December 05, 2007

Regular Meeting

Item F

Zoning Ordinance Amendment

Concerning a proposed amendment to Zoning Ordinance in Code 36-71 Section A (2). (C-6-2008GI) (Hearing, Discussion, Action)

Staff Contact: Chad Nabity

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 19, 2007

SUBJECT:

Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the §36-71(A) 2 ME-Manufacturing Estates Zone Permitted Principal Uses including the wholesale distribution as an allowed use in building heated with propane and with a propane tank or tank of 70,000 gallons or smaller total capacity. (C-6-2008GI)

PROPOSAL:

The changes proposed here were requested by Bosselman Energy Inc. of Grand Island, Nebraska. All areas with changes are highlighted. Additions are italicized and underlined and deletions are in ~~strike out~~.

§36-71. (ME) Industrial Estates Zone

Intent: The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

(A) Permitted Principal Uses: The following principal uses are permitted in the (ME) Industrial Estates Zoning District.

(1) Any industrial/manufacturing use found in the Zoning Matrix [Attachment A hereto] shall be permitted within this zoning district, provided, such use is in compliance with miscellaneous provisions and performance standards listed in this section, or unless specifically excluded, or a conditional use as listed below.

(2) Administrative offices for the wholesale distribution of propane when bottles are filled from ~~a~~ bulk propane tanks not to exceed ~~40,000~~ 70,000 gallons and when such tanks ~~is~~ are installed primarily to provide a source of heat for a building on the lot.

OVERVIEW:

The ME zone specifically prohibits the storage tanks for fuel and chemicals but that does not prohibit the installation of a tank for heating purposes. The intent of the prohibition is to limit the likelihood of the ME Zone becoming a tank farm atmosphere versus a campus atmosphere. That intent and the prohibitions on storage of fuel limit the ability of owners to heat their building with propane and to store propane on the property for that purpose. A propane tank up to, or larger than, 70,000 gallons, would be permitted as a source of fuel for heating a building.

A request to place a single tank of up to 40,000 gallons on the site , and use it as shown above , was approved in April of 2006. Bosselman Energy Inc. is asking that the language be amended again to allow more than one tank and a maximum capacity of up to 70,000 gallons. The additional capacity would allow them to vacate the site at 3rd and Blaine/Custer.

It would appear that these proposed changes fall within the intent of the ME District as it has been applied at the Platte Valley Industrial Park. Any further change to this regulation in regard to storage tanks should be accompanied by a reflection on the intent of the district.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as requested.

_____ Chad Nabity AICP, Planning Director