



City of Grand Island

Tuesday, March 28, 2017

Council Session

Item E-3

Public Hearing on Request from Central Nebraska Transload I, LLC for a Conditional Use Permit to Allow for a Chemical/Hazardous Transload (railcar to truck) and Railcar Storage located at 1213/1215-1221 E Hwy 30

Council action will take place under Requests and Referrals item H-2.

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: March 28, 2014

Subject: Conditional Use Permit for Use as Chemical Warehouse and Distribution Facility at 1213-1215 & 1221 East Highway #30

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request of Central Nebraska Transload 1, LLC for the approval of a conditional use permit to operate a chemical, industrial, nonhazardous, wholesale facility at the above referenced address. A three year temporary use for a chemical warehouse and distribution facility was approved on March 11, 2014 to facilitate the operation during construction of the permanent buildings. The property is currently zoned M-2 Heavy Manufacturing. The zoning classification requires chemicals, industrial, nonhazardous, wholesale uses to come before the City Council and receive approval in the form of a conditional use permit. This request is for a permanent facility and would not have an expiration defined.

Discussion

The City code does identify as an authorized conditional use a chemical, industrial, nonhazardous, wholesale facility. This request is to warehouse chemicals in railcar tankers on site and then transfer the chemical to truck tankers for distribution to customers. Currently two to four railcar tankers of Sodium Hydroxide and three to six railcar tankers of Sulfuric Acid per month is stored and trans-loaded. The Fire Department has reviewed this proposal and would recommend approval with the conditions that the operations and storage comply with the requirements of Fire Codes and NFPA life safety codes.

As a condition to this approval it appears prudent that any modification in the chemicals or the amounts stored would need to be approved by the Fire Department prior to implementation. The operation shall submit and maintain a listing of the products and quantities proposed, including documentation identifying the characteristics of the products distributed. (MSDS).

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request with the proposed conditions, finding that the proposed application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or Deny the request, finding that the proposed application does not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to a special committee for a determination of a finding of fact.

Recommendation

Approve the request if all conditions are met as presented by City Administration and if the City Council finds that the proposed use and application promotes the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the conditional use permit with the conditions identified by the City Administration, published in the Council packet and presented at the Council meeting, finding that the application conforms with the purpose of the zoning regulations.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Chemical / Hazardous Material Transload (Railcar to truck) and store in Railcar on site.
2. The owner(s) of the described property is/are: Central Nebraska Transload I, LLC
3. The legal description of the property is: Luzenac Second Sub LT2, Luzenac Third Sub LT2
4. The address of the property is: 1213/1215-1221 East Hwy 30
5. The zoning classification of the property is: 03/04
6. Existing improvements on the property is: Warehouse Buildings
7. The duration of the proposed use is: Permanently
8. Plans for construction of permanent facility is: Completed
9. The character of the immediate neighborhood is: Industrial / Commercial
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: We would like to set up transload of Caustic Soda (Sodium Hydroxide), 4-6 railcars per month (each railcar contains 15,600 gallons) and Sulfuric Acid 3-6 railcars per month (each railcar contains 13,000 gallons). MSOS sheets for both chemicals are attached.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

03/03/2017
Date

Michael Lilienthal - Owner
Central Nebraska Transload I, LLC
Owners(s)

308-382-6031
Phone Number

4331 Juergen Road
Address

Grand Island NE 68801
City State Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.

