



City of Grand Island

Tuesday, November 23, 2021

Council Session

Item E-2

Public Hearing on Request from Hall County Livestock Improvement Assn. for a Conditional Use Permit to Allow for Temporary Use to Facilitate Rework of CNHI Combines located at 700 East Stolley Park Road

Council action will take place under Request and Referrals item H-1.

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: November 23, 2021

Subject: Request of Hall Co. Livestock Improvement Assn. for approval of a Conditional Use Permit for the property at 700 E. Stolley Park Rd. This request is to allow for a temporary use of the Beef Barn to accommodate CNHI Industrial for the installation of missing parts for combines previously assembled.

Presenter(s): Craig Lewis, Building Department Director

Background

This request is to utilize the existing beef barn as a rework site to install missing parts on assembled combines. The proposed site is zoned B-2 General Business, that zoning classification does not allow as a permitted principal use manufacturing. A conditional use permit approved by the City Council could allow for a temporary use not to exceed six months in developed areas.

Discussion

The proposed request would utilize the existing building to rework the combines and install the missing part from November 2021 through April of 2022. The proposal is to truck in 8 to 10 units per day to facilitate the rework.

A conditional use approved by the City Council would allow the use and provides the ability to rework the combines within an enclosed structure.

The Conditional Use approved by the City Council may place additional conditions on the approval if applicable, and allows for neighboring properties to express any concerns. At this location it does not appear the proposed rework would have a negative impact on the surrounding neighborhood.

Building and Fire codes will be imposed for the temporary use.

Alternatives

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

1. Approve the request for a conditional use permit finding that the proposed use is a listed conditional use in the zoning code and that it will not be detrimental to the public health, safety, and welfare of the community.
2. Disapprove or / Deny the request finding that the proposed use does not conform to the purpose of the zoning regulations.
3. Modify the request to meet the wishes of the Council.
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue.

Recommendation

City Administration recommends that the Council approve this request finding that the request does promote the health, safety, and general welfare of the community, does protect the property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the request for a conditional use permit to allow a temporary manufacturing rework use from November 2021 to April 2022 for the building identified as the Beef Barn at 504 E. Stolley Park Road.



Non Refundable Fee: \$1,000.00
Return by: _____
Council Action on: _____

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Combine Rework – Assembly of Missing Parts
2. The owner(s) of the described property is/are: HALL CO LIVESTOCK IMPROVEMENT ASSN
3. The legal description of the property is: MISCELLANEOUS TRACTS 22-11-9 TO THE CITY OF GRAND ISLAND XC RD XC CITY 2.82 AC SE 1/4 SW 1/4 26.38 AC
4. The address of the property is: 00504 E STOLLEY PARK RD
5. The zoning classification of the property is: B2 GENERAL BUSINESS ZONE
6. Existing improvements on the property is: Buildings, Paving, Lighting
7. The duration of the proposed use is: November 2021 THROUGH April 2022
8. Plans for construction of permanent facility is: No Construction Planned
9. The character of the immediate neighborhood is: R2 Low Density Residential Zone
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: Request is for a conditional use permit to allow for the installation of missing parts on combines. COVID 19 related impacts to parts supply has created a fleet of combines due to missing parts. A summary presentation of CNHI's intended use of the property has been submitted.

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

11.11.2021
Date
308-382-4515
Phone Number

Chris Koblak 11.11.2021 Chris Koblak
Owners(s) CEO
700 E Stolley Park Rd.
Address
Grand Island, NE 68801
City State Zip

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