



City of Grand Island

Tuesday, December 20, 2022

Council Session

Item E-8

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: December 20, 2022

Subject: Request of Hall Co. Livestock Improvement Assn. for Approval of a Conditional Use Permit for the Property at 700 E. Stolley Park Road
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 again 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 was approved by the City Council on November 23, 2021 to allow for a temporary use not to exceed six months in developed areas, and expired on April 23, 2022. This request is for an additional permit for a six month period to facilitate the same rework on combines.

Discussion

The proposed request would utilize the existing building to rework the combines and install the missing part from December 20, 2022 through May of 2023. The proposal is to truck or drive 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 has or 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 December 2022 to May 2023 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

re: 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: December 2022 THROUGH May 2023
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. The ongoing parts supply crisis has created a fleet of combines due to missing parts. A summary presentation of CNHI's intended use of the property was previously 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.

<u>11.23.2022</u> Date	 Owners(s)
<u>308-382-4515</u> Phone Number	<u>700 E Stolley Park Rd</u> Address
	<u>Grand Island NE 68801</u> City State Zip

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

Names and Addresses: Within 200' of 00504 E STOLLEY PARK RD

Name	Address
CABRERA/JAVIER A	305 STOLLEY PARK RD E
CABRERA/JAVIER A	311 STOLLEY PARK RD E
CABRERA/JAVIER A	317 STOLLEY PARK RD E
ANTONIO MERCADO GONZALEZ/LUIS	323 STOLLEY PARK RD E
MEJIA-PEREZ/MODESTO	405 E STOLLEY PARK RD
MEJIA-PEREZ/MODESTO	411 E STOLLEY PARK RD
KOESTER/JEFFREY L	417 STOLLEY PARK RD E
KOLBET/VIRGINIA D	423 STOLLEY PARK RD E
HERNANDEZ-GARCIA/ISMAEL	429 STOLLEY PARK RD E
Parcel 400222222	2005 KINGSWOOD DR
GARCIA GUTIERREZ/LUIS M	509 STOLLEY PARK RD E
BURSON/DONNA J	515 STOLLEY PARK RD E
KLINGINSMITH/RANDY	521 STOLLEY PARK RD E
HELMER/RUSSELL L & ROSE A	529 STOLLEY PARK RD E
COBLE/JOE & BARBARA	545 STOLLEY PARK RD E
BRUNK/DOUGLAS LEE	1009 E STOLLEY PARK RD

