



City of Grand Island

Tuesday, January 08, 2008

Council Session

Item E3

Public Hearing on Request from Tom Ummel, Sr. and Tom Ummel, Jr. for a Conditional Use Permit for a Recycling Center Located at 2403 W. Old Lincoln Highway

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: January 8, 2008

Subject: Request of Tom Ummel Sr. & Tom Ummel Jr.
Representing Heartland Disposal for Approval of a
Conditional Use Permit to Allow for the Operation of a
Recycling Center at 2403 West Old Lincoln Highway

Item #'s: E-3 & H-1

Presenter(s) Craig Lewis, Building Department Director

Background

This request is for the approval of a Conditional Use permit to allow for the operation of a recycling center at the property referenced above. A conditional use permit is required by the City code as the property is currently zoned M-2 Heavy Manufacturing. That zoning classification lists as a specified conditional use a salvage yard. The City code defines salvage yards as any building, lot, yard or premise used for the collection, processing, salvage, storage, bailing, or shipping of junked vehicles, vehicle parts, paper, cardboard, glass, plastic, metals, rags, scrap materials, junk, or material similar to those listed herein.

The operation of a recycling center would fall within the category of a salvage yard and is required to receive approval of the City Council in the form of a conditional use permit.

Discussion

The request is for approval to continue to operate a recycling facility in conjunction with the current operation of Heartland Disposal. The operation has begun at this site for some time as an indoor facility and because of the success of the collection of recycled materials, outside storage is desirable. City Code sections 36-101 and 36-106 specifies standards for industrial uses and physical appearance standards for salvage yards.

Section 36-106. Conditional Uses; Salvage Yards;

All salvage yards shall be subject to the following conditions as part of their permitted conditional use:

(A) In addition to the information required pursuant to 36-88, an application for a conditional use for a salvage yard shall include a site plan for the premises showing the

layout of the proposed operation, building and infrastructure locations, property dimensions, drainage and landscaping.

(B) All structures located or constructed on the salvage yard premises shall comply with the Grand Island City Code and all applicable building, electrical, plumbing, and fire codes.

(C) All hazardous materials and regulated waste shall be received, stored, and disposed of in accordance with state and federal laws and the rules and regulations of the U.S. Environmental Protection Agency and the Nebraska Department of Environmental Quality.

(D) All operations of a salvage yard, including those which are ancillary and indirectly related to the salvage yard such as administration, parking, equipment and or container storage shall be conducted on the premises subject to the permitted conditional use.

(E) All premises on a salvage yard shall be kept and maintained in a clean and orderly manner, using the best practices of the industry, with no loose garbage, litter, refuse or waste materials on the premises except those kept in short term storage for processing. The persons operating the salvage yard shall on a regular and routine basis inspect all areas adjacent to the salvage yard and clean up any materials which originated from the salvage yard.

(F) Physical Appearance: Salvage yards and other similar operations shall be effectively enclosed or shielded from adjacent properties on all sides by means of a sight-obscuring fence at least eight (8) feet in height, in good repair, and constructed of conventional fence materials and techniques as approved by the Chief Building Official. No inventory or salvage materials of any nature may be stacked within fifty (50) feet of the fence to a height greater than said fence.

Alternatives

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

1. Approve the request for the Conditional Use.
2. Disapprove or /Deny the Request.
3. Modify the Conditional Use Permit to meet the wishes of the Council.
4. Table the issue.

Recommendation

City Administration recommends that the Council approve the conditional use permit to allow for a salvage yard with the conditions required in the City Code.

Sample Motion

Move to approve the request for a conditional use permit with the conditions as identified in the departmental memorandum.



Non-Refundable Fee: \$155.00
Return by: _____
Council Action on: 1-8-08

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Recycling Center
2. The owner(s) of the described property is/are: Tom Ummel Sr + Tom Ummel Jr
3. The legal description of the property is: West Sub FR LITS 1-2-3 Blk 2
4. The address of the property is: 2403 W Old Lincoln Hwy
5. The zoning classification of the property is: m2
6. Existing improvements on the property is: Put building on property
7. The duration of the proposed use is: Indefinitely
8. Plans for construction of permanent facility is: Completed
9. The character of the immediate neighborhood is: m2 Business

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 are requesting to continue the process of accepting recyclable items at our new facility at 2403 West Old Lincoln Hwy. This facility is located adjacent to our current location at 2423 West Old Lincoln Hwy where we have previously collected recycling materials since our inception as Heartland Disposal. This facility is a recycling drop off center built for the community and Heartland Disposal for the purpose of recycling items.

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

12-04-07

Date

Tom Ummel Sr.

Owners(s)

382-11683

Phone Number

2423 W Old Lincoln Hwy

Address

Grand Island NE 68803

City

State

Zip

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

