



# City of Grand Island

Tuesday, January 12, 2010

Council Session

## Item E3

**Public Hearing on Request from Consolidated Concrete Co. for a  
Conditional Use Permit for Use of Two Conex Containers to Store  
Concrete Located at 3440 West Old Highway 30**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

**From:** Craig A. Lewis, Building Department Director

**Meeting:** January 12, 2010

**Subject:** Request of Consolidated Concrete Company for Renewal of a Conditional Use Permit to Allow for the Use of Two Shipping Containers as Temporary Buildings at 3440 W. Old Hwy #30

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

**Presenter(s):** Craig Lewis, Building Department Director

## **Background**

This request is for renewal of a conditional use permit to allow for the continued use of two shipping containers for temporary buildings at the above referenced site. Approval was received from the City Council on August 12, 2008 for the use of these temporary structures until December 31, 2009. Section 36-89 of the Grand Island Zoning code provides for temporary buildings and uses not to exceed two years in undeveloped areas. I believe the intent of this section is to allow for temporary buildings and uses while permanent facilities are under construction or in this case while a determination is made as to a process or location.

## **Discussion**

This request is for renewal for an additional one year to continue the use of two shipping containers to house admixtures and equipment (pumps and motors) to facilitate the mixing of concrete at the existing batch plant. The containers have been located on the site since June of 2007. Consolidated Concrete has been evaluating the location of these containers for permanent placement and requests an additional year to finalize location as existing utility easements have been identified and need to be addressed.

These containers are different from typical shipping containers used for storage as these have electrical wiring supplying the equipment located within.

The application states the request is for two additional years, recent discussion with Mr. Sallinger of Consolidated concrete have revealed that permanent facilities could be

planned for construction in 2010. As the containers have already been in place for 2-1/2 years I would recommend approval until the end of 2010, to accommodate their needs and allow an additional 12 month time frame.

The site location is such that it would not appear that this request will have any negative impact on the neighboring properties.

### **Alternatives**

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

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

### **Recommendation**

City Administration recommends that the Council approve the request of a conditional use permit for an additional 12 month period expiring December 31, 2010.

### **Sample Motion**

Move to approve the request for a conditional use permit for two temporary shipping containers used as an equipment structure for a 12 month period, expiring December 31, 2010.



Non-Refundable Fee: \$200.00  
Return by: \_\_\_\_\_  
Council Action on: 1-12-10

## Conditional Use Permit Application

pc: Building, Legal, Utilities  
Planning, Public Works

1. The specific use/construction requested is: To use two Conex Containers to store concrete
2. The owner(s) of the described property is/are: Consolidated Concrete Co.
3. The legal description of the property is: Lot 1 Spelts-Schultz Industrial Sub.
4. The address of the property is: 3440 West Old Hwy 30
5. The zoning classification of the property is: Industrial
6. Existing improvements on the property is: Redi Mix Concrete Plant
7. The duration of the proposed use is: Two Years
8. Plans for construction of permanent facility is: Winter of 2011 / 2012
9. The character of the immediate neighborhood is: Industrial
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 currently have two Conex containers sitting on an 8" concrete slab beside our plant. According to the Grand Island code, they need to be on a permanent foundation. We want to try this system for two additional years prior to making the investment of a foundation.

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

12-15-09  
Date

308-384-2003  
Phone Number

Consolidated Concrete Co.  
Brad Salinger Owners(s) BRAD SALINGER,  
3440 W OLD HIGHWAY 30  
Address  
Grand Island NE 68803  
City State Zip

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