



Hall County Regional Planning Commission

Wednesday, April 05, 2006
Regular Meeting

Item F1

Changes to Grand Island City Code ME Zone

Concerning changes to Grand Island City Code in reference to Installation of Liquid Propane Storage Tanks and wholesale distribution of propane in the ME Manufacturing Estates Zone. (See Full Recommendation attached.)

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

March 24, 2006

SUBJECT:

Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the §36-71(A) ME-Manufacturing Estates Zone Permitted Principal Uses including the wholesale distribution as an allowed use in building heated with propane and with a propane tank of 40,000 gallons or smaller. (C-10-2006GI)

PROPOSAL:

The changes proposed here were requested by Bosselman Energy Inc. of Grand Island, Nebraska. All areas with changes are highlighted. Additions are italicized and underlined and deletions are in ~~strike out~~.

§36-71. (ME) Industrial Estates Zone

Intent: The intent of this zoning district is to provide for a variety of manufacturing, truck, trailer, and truck/trailer parts retailing, truck, trailer, and truck/trailer parts wholesaling, warehousing, administrative and research uses within an area of comparatively high visibility and having quality standards to promote an industrial park atmosphere.

(A) Permitted Principal Uses: The following principal uses are permitted in the (ME) Industrial Estates Zoning District.

(1) Any industrial/manufacturing use found in the Zoning Matrix [Attachment A hereto] shall be permitted within this zoning district, provided, such use is in compliance with miscellaneous provisions and performance standards listed in this section, or unless specifically excluded, or a conditional use as listed below.

(2) Administrative offices for the wholesale distribution of propane when bottles are filled from a bulk propane tank not to exceed 40,000 gallons and when such tank is installed primarily to provide a source of heat for a building on the lot.

OVERVIEW:

The ME zone specifically prohibits the storage tanks for fuel and chemicals but that does not prohibit the installation of a tank for heating purposes. The intent of the prohibition is to limit the likelihood of the ME Zone becoming a tank farm atmosphere versus a campus atmosphere. That intent and the prohibitions on storage of fuel limit the ability of owners to heat their building with propane and to store propane on the property for that purpose. A propane tank up to, or larger than 40,000 gallons, would be permitted as a source of fuel for heating a building.

Bosselman Energy Inc. intends to build on a site they own at the Industrial Park and to heat the building with propane stored in a tank on site. They would also like to be able to use that tank with appropriate fittings and safety devices to be used to fill smaller 30 gallon bottles for wholesale distribution. These bottles are used primarily for forklifts and similar equipment. Bosselman Energy Inc. currently fills and distributes these bottles at their site at 3rd and Blaine/Custer.

Under the proposed changes this use would be permitted along with the administrative offices and other permitted uses. The propane tank would have to be installed for the purpose of heating a building on the site and this would be an additional use that would be allowed.

It would appear that these proposed changes fall within the intent of the ME District as it has been applied at the Platte Valley Industrial Park.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as requested.

_____ Chad Naby AICP, Planning Director