

**CITY OF STORM LAKE
BOARD OF ADJUSTMENT MEETING
CITY HALL - COUNCIL CHAMBERS
DECEMBER 4, 2024
8:00 AM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

Access to the official meeting can also be done through the following ways:

BY TELEPHONE

Dial: 1-312-626-6799 or toll-free 1-888-475-4499

Zoom Meeting ID:816 1811 4187

BY COMPUTER:

<https://us06web.zoom.us/j/81618114187>

A. Call The Meeting To Order

B. New Business

- 1. Motion To Review And Approve Minutes From The August 9th, 2024 Board Of Adjustment Meeting**
- 2. Public Hearing For Application 2024-4: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.**
- 3. Application 2024-4: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.**

C. Adjourn

Meeting Protocol

If you wish to speak today, please:

1. To speak on an agenda item, please approach the podium when that agenda item is called, and upon recognition by the Chair, identify yourself by stating your name and address.
2. If your issue is not a topic on the agenda, please approach the podium under the "Hear the Public" agenda item, and upon recognition by the Chair, identify yourself by stating your name and address.
3. Please keep your remarks to three (3) minutes or less.
4. If you require accommodation for this meeting, including but not limited to translation services, hearing assistance, or accessibility, please contact the City Clerk at least four (4) hours prior to the start of the meeting.

Staff Summary

12/4/2024
Agenda Item # B.1.



REPORT TO: Board Members

FROM: Scott Olesen, Building Official

SUBJECT: **Motion To Review And Approve Minutes From The August 9th, 2024 Board Of Adjustment Meeting**

BACKGROUND: .

COMPREHENSIVE PLAN RELATIONSHIP: .

POTENTIAL FINDINGS: .

RECOMMENDATION: Review And Approve Minutes From The August 9th, 2024 Board Of Adjustment Meeting

ATTACHMENTS:

1. 08092024 Minutes - BOA

**Board of Adjustment,
July 9, 2024, 8:00 am
City Hall Council Chambers and Teleconference**

MEMBERS PRESENT: Bob Swanson, Amanda Goodenow, Chris Cleveland

OTHERS PRESENT: Scott Olesen (Zoning Administrator), Colette Baker (Code Enforcement Officer), Chris Chambers (Assistant Building Official), Bob Blodgett (applicant),

Attending via zoom: Two citizens unidentified

Meeting called to order at 8:00 am

Item 1: Motion To Review And Approve Minutes From The July 9, 2024, Board of Adjustment Meeting

Motion to approve corrected minutes by Board Member Goodenow, Second by Board Member Swanson.

Roll Call Vote: All ayes.

Minutes approved as corrected.

Item 2: Public Hearing On Application 2024-3 Request For A 97 Square Foot Impervious Coverage Variance

The dwelling located at 705 Hyland Drive. The Blodgett's would like to construct an eight foot by sixteen-foot addition to the existing attached garage. The addition meets all the required setbacks from the surveyed property lines. The property is located in the R-2 Zoning District, and the maximum allowable impervious coverage, which includes all of the buildings and concrete or other hard surfaces, is 45. They are permitted to have 2,447 square feet of impervious coverage. The addition would create 2,544 square feet (46.8%), which would exceed the maximum allowed by 97 square feet (1.8%). The minimum lot size for single family dwellings in the R-2 Zoning District is 7,200 square feet. The fact that the lot is less than that makes it a legal non-conforming lot. If it were 7,200 square feet, they would be permitted to have 3,240 square feet of impervious coverage.

Article 1209(c) of the Storm Lake Zoning Ordinance contains the criteria for the granting of variances. The Board of Adjustment is required to review these criteria when making a decision. In my review of these criteria, I have the following comments: 1209(c)- "To authorize, upon appeal, variances from the strict application of this Ordinance where by 6 reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the zoning regulations; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, such strict application would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships

upon the owner of such property." In this case, the uniqueness of the request stems from the size of the applicants' lot which is 1,762 square feet less than the minimum required for the district. The diminished lot size is not due to the actions of the Blodgett's, it is a pre-existing platted lot. It does create practical difficulties in constructing a modest addition to a single car garage that are caused by the size of the lot. 1209(c) 1 Requirements for Grant of a Variance. The Board shall authorize no such variance unless it finds that: (a) Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance. By denying the requested variance, it would not allow the applicant to enlarge the existing garage to a size enjoyed by properties in the same vicinity. (b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity. The limited number of lots in this area that are smaller than the minimum required is not large enough to consider this a generally shared hardship. (c) The authorization of such variance will not be of substantial detriment to adjacent property and the granting of the variance will not change the character of the district. The proposed addition will meet the required setbacks, and the size of the structure after the addition is not out of character with the existing dwelling in the area. The new attached garage area is less than a two-car garage. (d) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice. The request for this variance was based on the diminished, legal nonconforming size of the lot and the requested addition size is not unreasonable or out of character for the district it is located in, and is therefore not based on caprice or convenience, or for specific profit. (e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance. Within the area where the applicants' lot is located, there are a few nonconforming lots, but they are not enough to be considered generally recurring, and particularly when the entirety of the R-2 Districts in the City are considered. Therefore, this is not a generally occurring situation. (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution. The granting of a variance for the applicant will not cause substantial detriment to the public good or impair the Zoning Ordinance or other Resolutions since it is of a very minor nature, will meet the required setbacks, and is not out of character for the neighborhood where it is located. Additionally, the Storm Lake Comprehensive plan lists on page 5-2, "Goal 8 Support Reinvestment in Older Traditional Homes. Maintaining traditional homes and character is a key component of Storm Lake's small-town character."

Bob Blodgett explains his request and confirms that his neighbors are not concerned with runoff.

Item 3: Application 2024-3 Request For A 97 Square Foot Impervious Coverage Variance.

Board Member Goodenow seeks clarification on the location on the map provided in the agenda packet.

Motion by Board member Goodenow

I Amanda Goodenow hereby move that the Storm Lake Board of Adjustment make a finding that the requirements for a variance as stated in Article 1209(c)1 have been met by Robert

Blodgett with regard to the proposed variance set forth in the applicant's application dated **July 17th, 2024** that we further make the finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land (or the building or structure); that we further make the finding in the granting of the variance will be in harmony with the general purpose and intent of this zoning ordinance and comprehensive plan, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and that we therefore approve the application for the variance filed on **July 17th, 2024** by **Robert Blodgett** as follows:

A variance be granted to the parcel located at 705 Hyland Drive owned by Robert Blodgett and legally described as:

Lot Five (5), W.F. Park's Subdivision of Block Seven (7), of Colonial Heights Addition to the City of Storm Lake, Iowa
to allow for an impervious coverage variance of 97' (97) square feet in the R-2, Low Medium Density Residential Zoning District.

Subject to the following conditions and safeguards:

- Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction.

Applicant will complete project within

Subject to the following conditions and safeguards:

- Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction.
- Applicant will complete the project within one (1) year.

2nd by Board member Swanson. Roll call vote all ayes application approved. Board Member Goodenow makes a motion to adjourn., 2nd by Board member Swanson. All Ayes meeting adjourned at 8:12 am

Staff Summary

12/4/2024
Agenda Item # B.2.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO:

FROM: Scott Olesen, Building Official

SUBJECT: **Public Hearing For Application 2024-4: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.**

BACKGROUND: Sichanh Inc has filed an application with the City of Storm Lake seeking permission to use the property located at 1908 Richland for a hog holding and staging area which will be operated by Heinhold Hog Market, LLC. The property is currently undeveloped and located in the GI General Industrial District. The GI District allows for Livestock Sales as a permitted use, but this use type was intended for "sale barns" which are not typically used on a multiple-day schedule. Even though the holding facility does have some of the same characteristics, due to the frequency of use, it would more closely match a Heavy Industrial use type, which is a Conditional Use in the GI General Industrial District.

The Planning and Zoning Commission and the Board of Adjustment are required to review Conditional Use applications on a case by case basis to determine if the proposed use would be compatible with the surrounding uses. As a part of this review, the Planning and Zoning Commission may recommend and the Board of Adjustment may require reasonable site development regulations to mitigate any potential differences between properties. I have attached Table 12-1 of the Storm Lake Zoning Ordinance, which provides a list of criteria for reviewing Conditional Use Permits for your use. The applicant will provide information about their business and how the proposed use complies with these requirements.

The Planning and Zoning Commission will need to review this application for a Conditional Use and provide a recommendation to the Board of Adjustment, who will review the application and the Planning and Zoning Commission's recommendation and make a final determination.

COMPREHENSIVE PLAN RELATIONSHIP: Page 6-6. Goal 2 of the Storm Lake Comprehensive Plan is "Attract new businesses that will diversify the tax base and supply jobs within Storm Lake."

POTENTIAL FINDINGS: Table 12-1 of the Zoning Ordinance provides the criteria for Conditional Use Permit review and the following are potential findings.

The proposed use will consist of a hog buying and staging area as well as an area for a few livestock tractor trailers to park while waiting to unload. Hogs will be purchased and brought from the Tyson Fresh Meats facility in Storm Lake and staged before being loaded and shipped to another processing plant. The hogs will have feed and water available to them, but the facility is not intended to be used as a feed lot, merely a temporary holding facility. The area intended for parking of livestock trailers will include fans to keep the hogs cool in the warm part of the year. The facility will be a concrete and wood framed structure with no external storage other than a small enclosed bin for the animal feeding system. The holding pens are supplied with wood chips on the floors which are cleaned out and stored inside the building prior to hauling them away to be spread on farm fields.

The reason this proposed use was required to be brought forward as a heavy industrial use as opposed to livestock sales is the frequency of animals being in the structure and the potential for noise or odor across lot lines. The applicants can address this by their methods of controlling these concerns through the operational requirements they have in place. Mainly by removing the woodchips and manure on a frequent basis and by the type of hog watering systems and cooling fans they will utilize. Also, limiting the amount of outdoor storage will maintain a clean site. This facility is quite a bit different from a hog confinement operation. In a confinement facility, manure is stored below the confinement for long periods of time before being hauled away, and the hogs are fed with the intent of them growing so they typically would generate more manure.

In consideration of the criteria of Table 12-1, there are these

potential findings.

The proposed use may be compatible with the existing permitted uses in the district and the nearby area if they control the manure and wood chips in their facility to control odor as well as use livestock watering equipment that does not make noise when the hogs are utilizing them.

The proposed use, if built and maintained in accordance with District regulations, should not adversely affect other industrial use values.

The proposed use should not increase fire hazards in the area.

The proposed use, if constructed, maintained, and operated to limit noise and odor across lot lines, should not be incompatible with other uses in this district.

The development density of this proposed use will be within the Zoning requirements of the District.

The proposed use will require a new building which will be located on a vacant lot. The height, scale, bulk, setbacks, building design, and building coverage will be in compliance with current building codes.

The parking and internal circulation will be designed in accordance with district regulations to minimize traffic impacts.

Any required landscaping required by the Zoning Ordinance will be provided.

The traffic capacity of the area should not be reduced by the proposed development over other permitted uses.

The traffic from the project should not route non-residential traffic through residential areas.

The operating hours should be similar to other permitted uses in the area.

There will be no outside storage except for a small feed bin and truck parking.

The building's restrooms and break rooms will be connected to the sanitary sewer.

The project will be required to provide an engineered post-construction storm water design to control runoff in accordance with the City Storm Water Ordinance.

The project is served by utilities.

Conformance with the Storm Lake Comprehensive Plan is noted above.

RECOMMENDATION: Open Public Hearing, Receive Public Input, Close Public Hearing.

ATTACHMENTS:

1. Applicaiton 2024-3
2. 1908 Richland Map
3. Table 12-1 Heinold Hog Markets LLC
4. Notice for Publication

CONDITIONAL USE REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and BOARD OF ADJUSTMENT



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

PROPERTY ADDRESS:

PROPERTY OWNER:

OWNER ADDRESS
(if different than above):

OWNER PHONE NUMBER:

OWNER EMAIL:

The City of Storm Lake Zoning Ordinance Article 1203 requires the property owner to submit the following information, which must accompany this application before it can be considered by the Planning and Zoning Commission and the Board of Adjustment.

The legal description and local address of the property.

The present zoning classification.

The existing use of the property and the proposed use of the property.

A description of the nature and operating characteristics of the proposed use.

Any graphic information, including site plans, elevations, other drawings, or other materials determined by the Zoning Administrator to be necessary to describe the proposed use to approving agencies.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a conditional use will be heard by the Planning and Zoning Commission and the Board of Adjustment at separate meetings.

Table 12-1 of the Zoning Ordinance outlines the criteria for applying for a Conditional Use Permit.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.

A non refundable application fee of \$300.00 is required at time of the application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the Board of Adjustment.

CONDITIONAL USE REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and BOARD OF ADJUSTMENT



City of Storm Lake
PO Box 1086
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PROPERTY ADDRESS: 1908 Richland

ZONING DISTRICT: General Industrial

LEGAL DESCRIPTION OF PROPERTY: Brief: 03-00 Storm Lake Corp Hayes M.C.S. Industrial Add
Parcel # 1402 42600Z

EXISTING USE OF PROPERTY: Raw land - row crop farming

ADDITIONAL INFORMATION:

PROPOSED USE OF PROPERTY: Hog buying station and staging area for trucks delivering hogs to Tyson

SIGNATURE OF PROPERTY OWNER: John

DATE: 11-18-24

City of Storm Lake Use			
Meeting Date:	<input type="text"/>	Appeal No.	<input type="text"/>
Application Fee Paid:	<input type="text"/>	Date Received:	<input type="text"/>

Buena Vista County, IA

Summary

Parcel ID 1402426002
Alternate ID 0000569604
Property Address 1908 RICHLAND
 STORM LAKE IA 50588
Sec/Twp/Rng N/A
Brief Tax Description 03-00 STORM LAKE CORP HAYES M.C.S. INDUSTRIAL ADD
 (Note: Not to be used on legal documents)
Deed Book/Page 16-3210(10/28/2016)
Contract Book/Page
Gross Acres 5.73
Net Acres 5.73
Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
District 00095 - STORM LAKE CITY AG/STORM LAKE SCH/HAYES
School District STORM LAKE SCHOOL DISTRICT

Owners

Deed Holder
Sichanh Inc
606 Flindt Dr
 Storm Lake IA 50588
Contract Holder
Mailing Address
 Sichanh Inc
 606 Flindt Dr
 Storm Lake IA 50588

Land

Lot Area 5.73 Acres;249,599 SF

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

Acre Summary

Parcel ID 1402426002
Gross Acres 5.73
ROW Acres 0.00
Gross Taxable Acres 5.73
Exempt Acres 0.00
Net Taxable Acres 5.73 (5.73 Gross Taxable Acres - 0.00 Exempt Land)
Average Unadjusted CSR2 87.75 (502.83 CSR Points / 5.73 Gross Taxable Acres)

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/28/2016	PROJECT III LLC	SICHANH INC	162947	Vacant lot	Deed	Y	\$214,120.00

There are other parcels involved in one or more of the above sales:

Recording: 162947 - Parcel: 1402426006

Recording: 162947 - Parcel: 1402426007

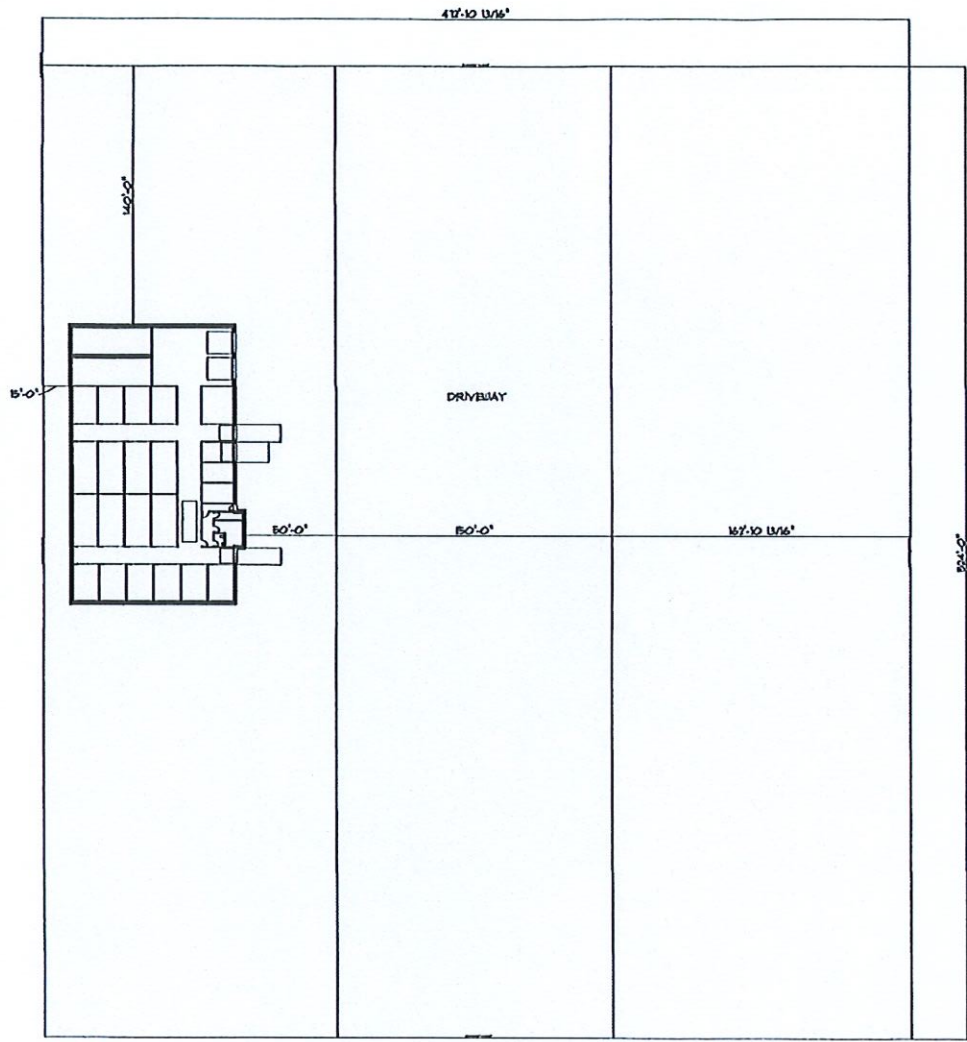
Recording: 162947 - Parcel: 1402426008

Recent Sales in Area


Sale date range:

From: To:

Distance:



MAIN FLOOR
SCALE 1" = 30'-0"

	MARCUS LUMBER COMPANY EHAD@MARCUSLUMBER.COM P.800.498.8100 WWW.MARCUSLUMBER.COM	SCALE 1" = 30'-0"	WALKER, JACK	<small>MARCUS LUMBER COMPANY FILES IS NOT A CERTIFIED ARCHITECT OR ENGINEER AND SHALL NOT REPRESENTATION OF LIABILITY OR CONSTRUCTION PRACTICE OR LEGAL, COURT, FILE IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR EFFECTIVE CONSTRUCTION. THESE PLANS ARE THE PROPERTY OF FILE AND ANY REPRODUCTION OR DERIVATIVE OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF FILE.</small>	2
		DRAWN BY: MADISON			
		DATE 11/4/2014			

Map Key	Parcel Id	Address	OwnerName	OwnerAddress1	OwnerCityStZip
B	1402426006		SICHANH INC (Deed)	606 FLINDT DR	STORM LAKE, IA 50588
C	1402426007		SICHANH INC (Deed)	606 FLINDT DR	STORM LAKE, IA 50588
D	1402426008		SICHANH INC (Deed)	606 FLINDT DR	STORM LAKE, IA 50588
J	1402276008	1810 Richland	PRAIRIE FABRICATION LLC (Deed)	1806 E RICHLAND	STORM LAKE, IA 50588
I	1402276010	1806 Richland	PRAIRIE FABRICATION LLC (Deed)	1806 E RICHLAND	STORM LAKE, IA 50588
L	1402277008	1913 Richland	BUENA VISTA COUNTY (Deed)	P O BOX 220	STORM LAKE, IA 50588
K	1402277010	1901 Richland	LCR LLC (Deed)	2001 E OAK	ALGONA, IA 50511
H	1402426001		PRAIRIE FABRICATION LLC (Deed)	1806 E RICHLAND	STORM LAKE, IA 50588
A	1402426002	1908 Richland	SICHANH INC (Deed)	606 FLINDT DR	STORM LAKE, IA 50588
G	1402426003	1711 Expansion	G F LAND PARTNERSHIP (Deed)	3000 18TH ST	SPIRIT LAKE, IA 51360-7471
F	1402426004		G F LAND PARTNERSHIP (Deed)	3000 18TH ST	SPIRIT LAKE, IA 51360-7471
E	1402426005		G F LAND PARTNERSHIP (Deed)	3000 18TH ST	SPIRIT LAKE, IA 51360-7471

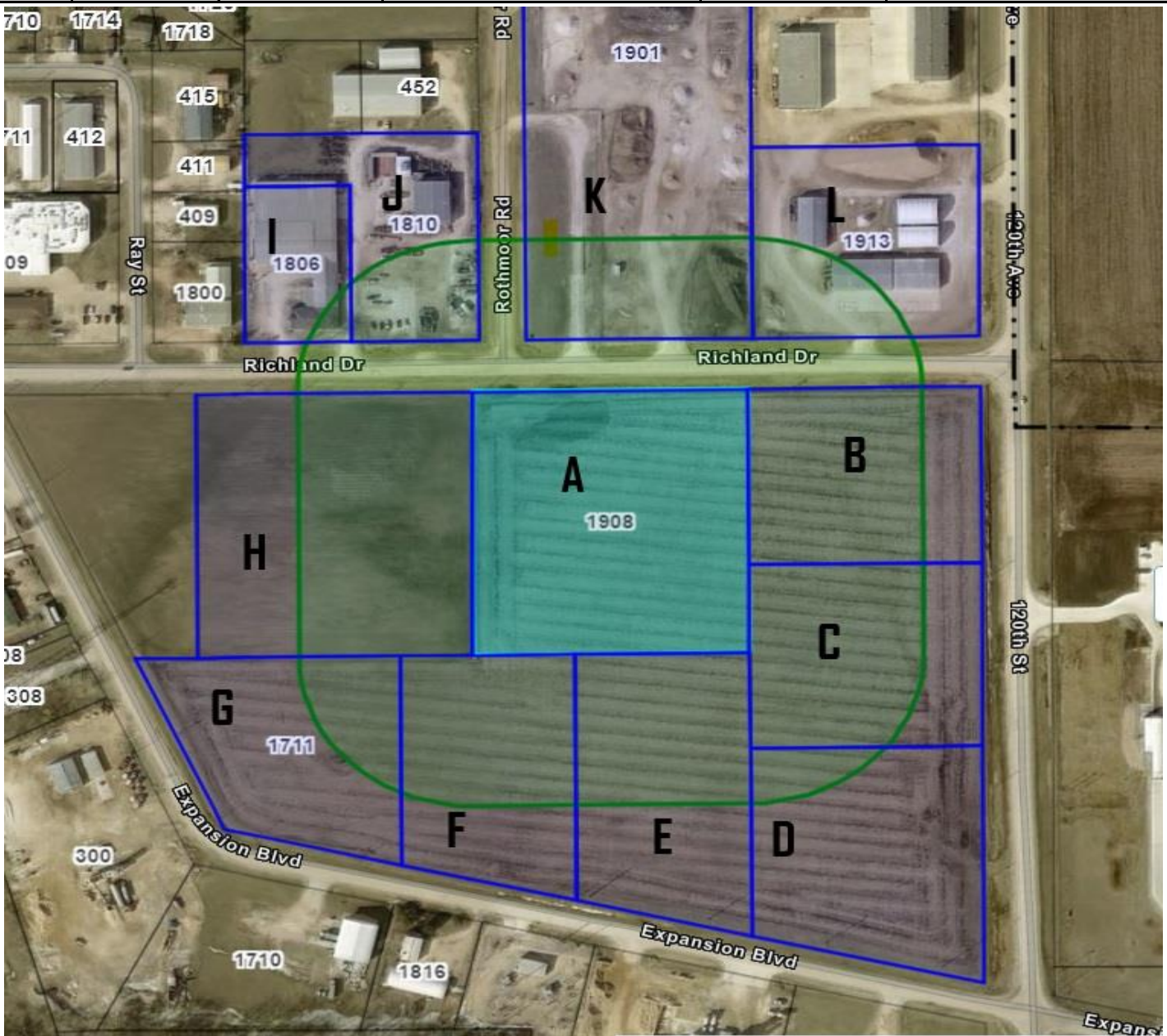


Table 12-1: Criteria for Site Plan Review and Conditional use Permits

Land Use Compatibility

Use Compatibility: This site will add no additional traffic to the area. The barn will be dry bedding cleaned and maintained daily (very low odor if any at all). Stored manure will be hauled out as needed by local producers. Must meet all PQA guidelines and audited yearly as well. The driveway will be wide for easy access in and out. Our Name will be on the front door and Proud of it.

Property Valuation: Should be No depreciation to any property in the area. It will be a showcase property with our name on it and will be properly maintained. Cleaning, mowing, inside and out. It will not be eye sore to drive by. The estimated cost to build will be close to \$800,000 to \$1,000,000.

Fire Safety: The building will be on one level, poured concrete floors, walls, Steel roof and steel siding. Will meet all fire codes as well.

Zoning Compatibility: Will fit in very well with the other surrounding Industrial buildings. Again, it will not add any additional traffic to the area and will be very easily accessible.

Development Density: The building will be 90' X 150' on 5.6-acre lot. See no issues here.

Height and Scale

Height and Bulk: One level. Very friendly to the area being one level.

Setbacks: All setbacks will be meet city code. See no issues here.

Building Coverage: 90' X150' on 5.6 acres. Plenty of room to function.

Site Development

Frontage: Will be set back and friendly to the area.

Parking and Internal Circulation: 5.6 acres with very wide driveway. There be plenty of room to navigate Trucks in and out of the facility. Public safety vehicles will have no issues here as well.

Landscaping: All codes will be meant and maintained. The building will be designed to meet all the requirements of the city. We will be good neighbors.

Building Design: Design will fit right in with other buildings in the area. Again, we will be a showcase site well maintained and proud to be in the city. We will be good neighbors to all.

Operating Characteristics

Traffic Capacity: No new Traffic load to the area. The barn will hold at times anywhere from estimated number of 50-250 head of swine. Once the count reaches around 150 head we will be emptying out and sending to Sheldon. Every night we will empty out as well. Again this barn is used just as a staging area. Average day could be around 5-15 trucks unloading per day. They might unload anywhere from 15-50 head of culls before they go to Tyson. So, the traffic in and out through a full day is very limited.

Culls: defined as a non-conforming swine that Tyson will not slaughter. Examples: lites butchers under 210 pounds, heavy butchers over 350 pounds, Sows, Boars, any type of swine that might have some kind of defect.

External Traffic Effects: No effects.

Operating Hours: Will run the same time that Tyson receives swine at its facilities.

Outside Storage: None. Everything will be kept under one roof inside.

Public Facilities

Sanitary Waste Disposal: Will follow all the city codes and there should be no issues.

Storm Water Management: With the project that we are building there should not be any issues.

Utilities: No issues here as well. Will follow all codes.



NOTICE OF PUBLIC HEARING FOR PUBLICATION

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION File number: 2024-3

AND

BOARD OF ADJUSTMENT File number: 2024-4

City of Storm Lake
PO Box 1086
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Sichanh, Inc has filed an application with the City of Storm Lake seeking permission to use the property at 1908 Richland as a hog buying station and staging facility, which is a conditional use in the GI, General Industrial zoning district where the property is located. The property is legally described as:

Lot Three (3), M.C.S.Addition to the City of Storm Lake

A public hearing to consider the application will be held by the Planning and Zoning Commission during its meeting **Tuesday, December 3, 2024, beginning at 5:15 p.m.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa Access to the official meeting can be done through the following ways: **In person at City Hall By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 826 8482 2818 By Computer: <https://us06web.zoom.us/j/82684822818>**

Following the hearing, the Planning and Zoning Commission will make a recommendation to the Board of Adjustment regarding the application. The Board of Adjustment will then meet to consider and take action with respect to the application at its meeting, **Wednesday, December 4th, 2024 beginning at 8:00 a.m.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. **Access to the official meeting can be done through the following ways: In person at City Hall By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 816 1811 4187 By Computer: <https://us06web.zoom.us/j/81618114187>**

You, your agent, or your attorney may attend in person or call in to join either or both of the above-described meetings to oppose or support the proposed conditional use application.

Respectfully submitted,

Scott Olesen

Staff Summary

12/4/2024
Agenda Item # B.3.



REPORT TO: Board Members

FROM: Scott Olesen, Building Official

SUBJECT: **Application 2024-4: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.**

BACKGROUND: Sichanh Inc has filed an application with the City of Storm Lake seeking permission to use the property located at 1908 Richland for a hog holding and staging area which will be operated by Heinhold Hog Market, LLC. The property is currently undeveloped and located in the GI General Industrial District. The GI District allows for Livestock Sales as a permitted use, but this use type was intended for "sale barns" which are not typically used on a multiple-day schedule. Even though the holding facility does have some of the same characteristics, due to the frequency of use, it would more closely match a Heavy Industrial use type, which is a Conditional Use in the GI General Industrial District.

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application for a Conditional Use and provide a recommendation to the Board of Adjustment, who will review the application and the Planning and Zoning Commissions recommendation and make a final determination. siness and how the proposed use complies with these requirements.

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COMPREHENSIVE PLAN RELATIONSHIP: Page 6-6. Goal 2 of the Storm Lake Comprehensive Plan is "Attract new businesses that will diversify the tax base and supply jobs within Storm Lake."

POTENTIAL FINDINGS: Table 12-1 of the Zoning Ordinance provides the criteria for Conditional Use Permit review and the following are potential findings.

The proposed use will consist of a hog buying and staging area as well as an area for a few livestock tractor trailers to park while waiting to unload. Hogs will be purchased and brought from the Tyson Fresh Meats facility in Storm Lake and staged before being loaded and shipped to another processing plant. The hogs will have feed and water available to them, but the facility is not intended to be used as a feed lot, merely a temporary holding facility. The area intended for parking of livestock trailers will include fans to keep the hogs cool in the warm part of the year. The facility will be a concrete and wood framed structure with no external storage other than a small enclosed bin for the animal feeding system. The holding pens are supplied with wood chips on the floors which are cleaned out and stored inside the building prior to hauling them away to be spread on farm fields.

The reason this proposed use was required to be brought forward as a heavy industrial use as opposed to livestock sales is the frequency of animals being in the structure and the potential for noise or odor across lot lines. The applicants can address this by their methods of controlling these concerns through the operational requirements they have in place. Mainly by removing the woodchips and manure on a frequent basis and by the type of hog watering systems and cooling fans they will utilize. Also, limiting the amount of outdoor storage will maintain a clean site. This facility is quite a bit different from a hog confinement operation. In a confinement

facility, manure is stored below the confinement for long periods of time before being hauled away, and the hogs are fed with the intent of them growing so they typically would generate more manure.

In consideration of the criteria of Table 12-1, there are these potential findings.

The proposed use may be compatible with the existing permitted uses in the district and the nearby area if they control the manure and wood chips in their facility to control odor as well as use livestock watering equipment that does not make noise when the hogs are utilizing them.

The proposed use, if built and maintained in accordance with District regulations, should not adversely affect other industrial use values.

The proposed use should not increase fire hazards in the area.

The proposed use, if constructed, maintained, and operated to limit noise and odor across lot lines, should not be incompatible with other uses in this district.

The development density of this proposed use will be within the Zoning requirements of the District.

The proposed use will require a new building which will be located on a vacant lot. The height, scale, bulk, setbacks, building design, and building coverage will be in compliance with current building codes.

The parking and internal circulation will be designed in accordance with district regulations to minimize traffic impacts.

Any required landscaping required by the Zoning Ordinance will be provided.

The traffic capacity of the area should not be reduced by the proposed development over other permitted uses.

The traffic from the project should not route non-residential traffic through residential areas.

The operating hours should be similar to other permitted uses in the area.

There will be no outside storage except for a small feed bin and truck parking.

The building's restrooms and break rooms will be connected to the sanitary sewer.

The project will be required to provide an engineered post-construction storm water design to control runoff in accordance with the City Storm Water Ordinance.

The project is served by utilities.

Conformance with the Storm Lake Comprehensive Plan is noted above.

RECOMMENDATION: Review and approve application 2024-4

ATTACHMENTS:

1. Notice for Publication
2. Application 2024-3
3. 1908 Richland Map
4. Table 12-1 Heinold Hog Markets LLC



NOTICE OF PUBLIC HEARING FOR PUBLICATION

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION File number: 2024-3

AND

BOARD OF ADJUSTMENT File number: 2024-4

City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712)732-8000
f (712)732-4114

Sichanh, Inc has filed an application with the City of Storm Lake seeking permission to use the property at 1908 Richland as a hog buying station and staging facility, which is a conditional use in the GI, General Industrial zoning district where the property is located. The property is legally described as:

Lot Three (3), M.C.S.Addition to the City of Storm Lake

A public hearing to consider the application will be held by the Planning and Zoning Commission during its meeting **Tuesday, December 3, 2024, beginning at 5:15 p.m.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa Access to the official meeting can be done through the following ways: **In person at City Hall By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 826 8482 2818 By Computer: <https://us06web.zoom.us/j/82684822818>**

Following the hearing, the Planning and Zoning Commission will make a recommendation to the Board of Adjustment regarding the application. The Board of Adjustment will then meet to consider and take action with respect to the application at its meeting, **Wednesday, December 4th, 2024 beginning at 8:00 a.m.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. **Access to the official meeting can be done through the following ways: In person at City Hall By Telephone: Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Webinar ID: 816 1811 4187 By Computer: <https://us06web.zoom.us/j/81618114187>**

You, your agent, or your attorney may attend in person or call in to join either or both of the above-described meetings to oppose or support the proposed conditional use application.

Respectfully submitted,

Scott Olesen

CONDITIONAL USE REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and BOARD OF ADJUSTMENT



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

PROPERTY ADDRESS:

PROPERTY OWNER:

OWNER ADDRESS
(if different than above):

OWNER PHONE NUMBER:

OWNER EMAIL:

The City of Storm Lake Zoning Ordinance Article 1203 requires the property owner to submit the following information, which must accompany this application before it can be considered by the Planning and Zoning Commission and the Board of Adjustment.

The legal description and local address of the property.

The present zoning classification.

The existing use of the property and the proposed use of the property.

A description of the nature and operating characteristics of the proposed use.

Any graphic information, including site plans, elevations, other drawings, or other materials determined by the Zoning Administrator to be necessary to describe the proposed use to approving agencies.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a conditional use will be heard by the Planning and Zoning Commission and the Board of Adjustment at separate meetings.

Table 12-1 of the Zoning Ordinance outlines the criteria for applying for a Conditional Use Permit.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.

A non refundable application fee of \$300.00 is required at time of the application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the Board of Adjustment.

CONDITIONAL USE REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and BOARD OF ADJUSTMENT



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

PROPERTY ADDRESS:

ZONING DISTRICT:

LEGAL DESCRIPTION OF PROPERTY:

EXISTING USE OF PROPERTY:

ADDITIONAL INFORMATION:

PROPOSED USE OF PROPERTY:

SIGNATURE OF PROPERTY OWNER:

DATE:

City of Storm Lake Use	
Meeting Date: <input type="text"/>	Appeal No. <input type="text"/>
Application Fee Paid: <input type="text"/>	Date Received: <input type="text"/>

Buena Vista County, IA

Summary

Parcel ID 1402426002
Alternate ID 0000569604
Property Address 1908 RICHLAND
STORM LAKE IA 50588
Sec/Twp/Rng N/A
Brief Tax Description 03-00 STORM LAKE CORP HAYES M.C.S. INDUSTRIAL ADD
(Note: Not to be used on legal documents)
Deed Book/Page 16-3210 (10/28/2016)
Contract Book/Page
Gross Acres 5.73
Net Acres 5.73
Class A - Agriculture
(Note: This is for tax purposes only. Not to be used for zoning.)
District 00095 - STORM LAKE CITY AG/STORM LAKE SCH/HAYES
School District STORM LAKE SCHOOL DISTRICT

Owners

Deed Holder
Sichanh Inc
606 Flindt Dr
Storm Lake IA 50588
Contract Holder
Mailing Address
Sichanh Inc
606 Flindt Dr
Storm Lake IA 50588

Land

Lot Area 5.73 Acres; 249,599 SF

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

Acre Summary

Parcel ID 1402426002
Gross Acres 5.73
ROW Acres 0.00
Gross Taxable Acres 5.73
Exempt Acres 0.00
Net Taxable Acres 5.73 (5.73 Gross Taxable Acres - 0.00 Exempt Land)
Average Unadjusted CSR2 87.75 (502.83 CSR Points / 5.73 Gross Taxable Acres)

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/28/2016	PROJECT III LLC	SICHANH INC	162947	Vacant lot	Deed	Y	\$214,120.00

There are other parcels involved in one or more of the above sales:

Recording: 162947 - Parcel: 1402426006

Recording: 162947 - Parcel: 1402426007

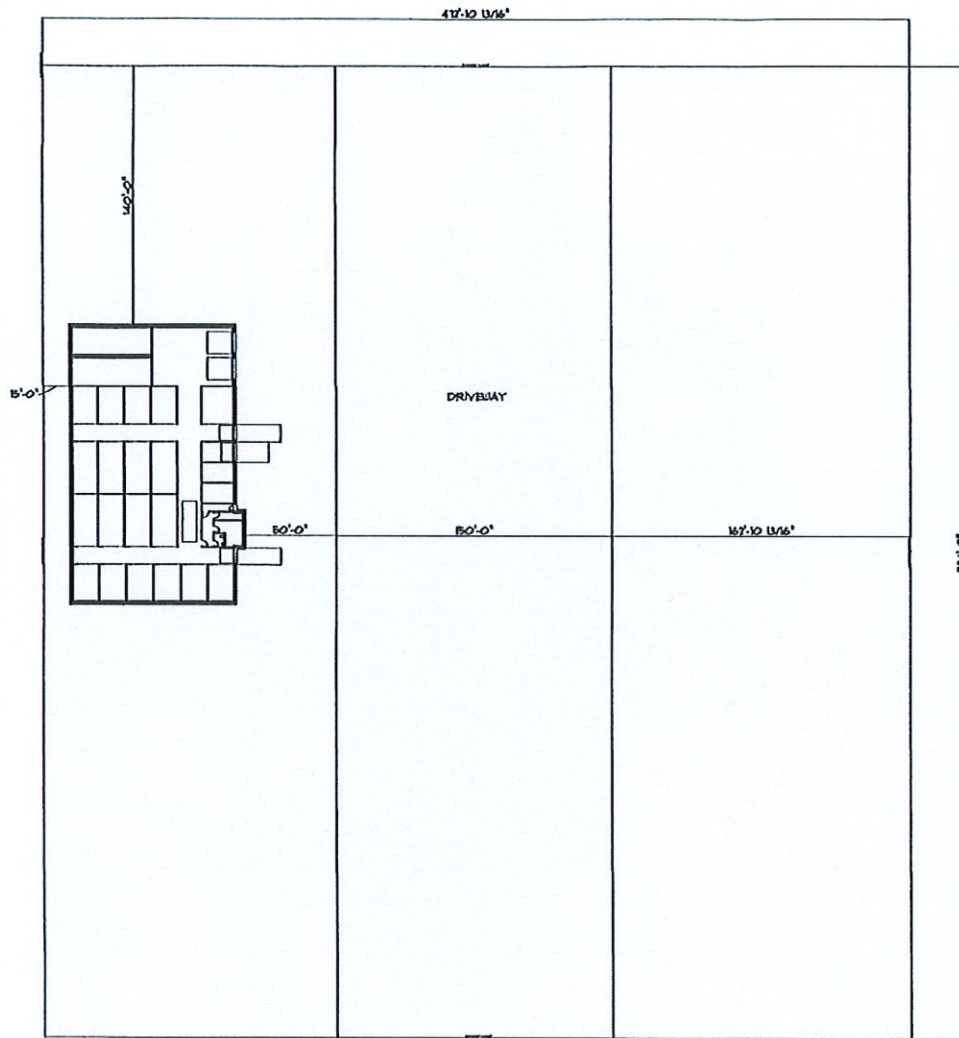
Recording: 162947 - Parcel: 1402426008

Recent Sales in Area


Sale date range:

From: To:

Distance:



MAIN FLOOR
SCALE 1" = 30'-0"

	MARCUS LUMBER COMPANY EHAD@MARCUSLUMBER.COM P.800.458.8100 WWW.MARCUSLUMBER.COM	SCALE 1" = 30'-0"	WALKER, JACK	<small>MARCUS LUMBER COMPANY FILES IS NOT A CERTIFIED ARCHITECT OR ENGINEER AND SHALL NOT REPRESENTATION OF LIABILITY OR CONSTRUCTION PRACTICE OR LEGAL, COURT, FILE IS NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR EFFECTIVE CONSTRUCTION. THESE PLANS ARE THE PROPERTY OF FILE AND ANY REPRODUCTION OR DERIVATIVE OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF FILE.</small>	2
		DRAWN BY: MADISON			
		DATE 11/4/2014			

Map Key	Parcel Id	Address	OwnerName	OwnerAddress1	OwnerCityStZip
B	1402426006		SICHANH INC (Deed)	606 FLINDT DR	STORM LAKE, IA 50588
C	1402426007		SICHANH INC (Deed)	606 FLINDT DR	STORM LAKE, IA 50588
D	1402426008		SICHANH INC (Deed)	606 FLINDT DR	STORM LAKE, IA 50588
J	1402276008	1810 Richland	PRAIRIE FABRICATION LLC (Deed)	1806 E RICHLAND	STORM LAKE, IA 50588
I	1402276010	1806 Richland	PRAIRIE FABRICATION LLC (Deed)	1806 E RICHLAND	STORM LAKE, IA 50588
L	1402277008	1913 Richland	BUENA VISTA COUNTY (Deed)	P O BOX 220	STORM LAKE, IA 50588
K	1402277010	1901 Richland	LCR LLC (Deed)	2001 E OAK	ALGONA, IA 50511
H	1402426001		PRAIRIE FABRICATION LLC (Deed)	1806 E RICHLAND	STORM LAKE, IA 50588
A	1402426002	1908 Richland	SICHANH INC (Deed)	606 FLINDT DR	STORM LAKE, IA 50588
G	1402426003	1711 Expansion	G F LAND PARTNERSHIP (Deed)	3000 18TH ST	SPIRIT LAKE, IA 51360-7471
F	1402426004		G F LAND PARTNERSHIP (Deed)	3000 18TH ST	SPIRIT LAKE, IA 51360-7471
E	1402426005		G F LAND PARTNERSHIP (Deed)	3000 18TH ST	SPIRIT LAKE, IA 51360-7471

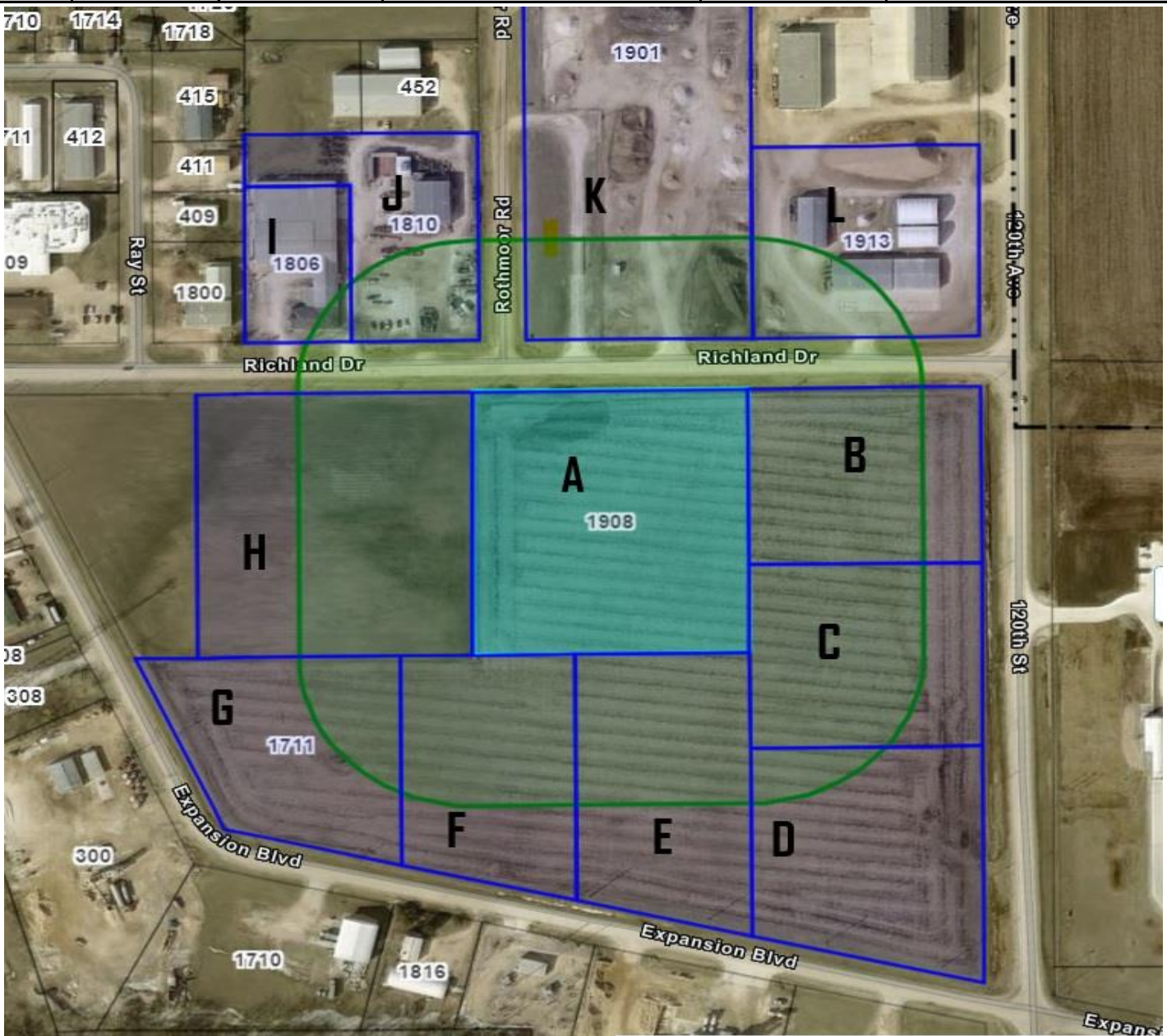


Table 12-1: Criteria for Site Plan Review and Conditional use Permits

Land Use Compatibility

Use Compatibility: This site will add no additional traffic to the area. The barn will be dry bedding cleaned and maintained daily (very low odor if any at all). Stored manure will be hauled out as needed by local producers. Must meet all PQA guidelines and audited yearly as well. The driveway will be wide for easy access in and out. Our Name will be on the front door and Proud of it.

Property Valuation: Should be No depreciation to any property in the area. It will be a showcase property with our name on it and will be properly maintained. Cleaning, mowing, inside and out. It will not be eye sore to drive by. The estimated cost to build will be close to \$800,000 to \$1,000,000.

Fire Safety: The building will be on one level, poured concrete floors, walls, Steel roof and steel siding. Will meet all fire codes as well.

Zoning Compatibility: Will fit in very well with the other surrounding Industrial buildings. Again, it will not add any additional traffic to the area and will be very easily accessible.

Development Density: The building will be 90' X 150' on 5.6-acre lot. See no issues here.

Height and Scale

Height and Bulk: One level. Very friendly to the area being one level.

Setbacks: All setbacks will be meet city code. See no issues here.

Building Coverage: 90' X150' on 5.6 acres. Plenty of room to function.

Site Development

Frontage: Will be set back and friendly to the area.

Parking and Internal Circulation: 5.6 acres with very wide driveway. There be plenty of room to navigate Trucks in and out of the facility. Public safety vehicles will have no issues here as well.

Landscaping: All codes will be meant and maintained. The building will be designed to meet all the requirements of the city. We will be good neighbors.

Building Design: Design will fit right in with other buildings in the area. Again, we will be a showcase site well maintained and proud to be in the city. We will be good neighbors to all.

Operating Characteristics

Traffic Capacity: No new Traffic load to the area. The barn will hold at times anywhere from estimated number of 50-250 head of swine. Once the count reaches around 150 head we will be emptying out and sending to Sheldon. Every night we will empty out as well. Again this barn is used just as a staging area. Average day could be around 5-15 trucks unloading per day. They might unload anywhere from 15-50 head of culls before they go to Tyson. So, the traffic in and out through a full day is very limited.

Culls: defined as a non-conforming swine that Tyson will not slaughter. Examples: lites butchers under 210 pounds, heavy butchers over 350 pounds, Sows, Boars, any type of swine that might have some kind of defect.

External Traffic Effects: No effects.

Operating Hours: Will run the same time that Tyson receives swine at its facilities.

Outside Storage: None. Everything will be kept under one roof inside.

Public Facilities

Sanitary Waste Disposal: Will follow all the city codes and there should be no issues.

Storm Water Management: With the project that we are building there should not be any issues.

Utilities: No issues here as well. Will follow all codes.