

**CITY OF STORM LAKE
PLANNING & ZONING MEETING
CITY HALL - COUNCIL CHAMBERS
DECEMBER 3, 2024
5:15 PM**



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: **826 8482 2818**

BY COMPUTER:

<https://us06web.zoom.us/j/82684822818>

A. Call The Meeting To Order

B. New Business

- 1. Motion To Review And Approve Minutes From The October 22, 2024 Planning And Zoning Meeting**
- 2. Public Hearing For Application 2024-3: 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 2024-3: 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

12/3/2024
Agenda Item # B.1.



REPORT TO: Commissioners

FROM: Scott Olesen, Building Official

SUBJECT: **Motion To Review And Approve Minutes From The October 22, 2024 Planning And Zoning Meeting**

BACKGROUND: .

COMPREHENSIVE PLAN RELATIONSHIP:

POTENTIAL FINDINGS: .

RECOMMENDATION: Review and Approve Minutes From The October 22, 2024 Planning And Zoning Meeting

ATTACHMENTS:

1. 10222024minutes

PLANNING AND ZONING COMMISSION,
October 22, 2024, 5:00pm
City Hall Council Chambers and Teleconference

MEMBERS PRESENT: Andriette Wickstrom, Duane Miller, Angie Andrade, Wilmer Flores, Ruth Whitmore

ABSENT:

OTHERS PRESENT: Scott Olesen (Building Official), Colette Baker (Code Enforcement Officer), Jan Kansier (Bolton & Menk), Josh Pope (Bolton & Menk), Chris Chambers (Building Official)

Chairperson Wickstrom called the meeting to order at 5:06pm.

Item 1: Motion to Review and Approve Minutes From The January 30, 2024 Planning And Zoning Meeting

Moved by Commissioner Whitmore to Approve **Minutes From The January 30, 2024, Planning And Zoning Meeting**. Seconded by Commissioner Flores. Roll call vote: All ayes. Chairperson Wickstrom, Commissioner Andrade, Commissioner Whitmore, Commissioner Flores, Commissioner Miller. None voted no. Motion Passed.

Minutes approved.

Item 2:

Public Hearing On The Proposed Storm Lake Comprehensive Plan Chairperson Wickstrom opens the Public Hearing.

Scott Olesen speaks about what a comprehensive plan is and what information we use to build the plan and how it may be used.

Keep in mind this is a long-term plan that will come into play for planning streets or rezoning, conditional uses. We look at the overall view, and it can give us direction. It may or may not come to fruition.

We have representatives from Bolton & Menk, Jane Kansier and Josh Pope.

Jane Kansier presents a PowerPoint.

A Comprehensive Plan is a high-level long-range planning document intended to identify the community's goals and visions. It identifies the hopes, dreams and aspirations of the community. Lays groundwork for public and private investments. Key features are a land use map, zoning and development regulations.

The plan has been in the works since the spring of 2022. A variety of community input was used, including a steering committee, a community survey, a project website, pop-up meetings and a meet the Mayor event. An open house was held in 2023.

A variety of data sources were used, including census data. There are concerns about

the accuracy of the 2020 census. Adjustments were made to population estimates based on city official projections. We used survey results and other studies the city has done.

All chapters work together. The first and last chapters are the anchors and the 2-5 are the pillars. The first section is the and the end is implementation that ties it all together. Kansier talks briefly through all sections.

Define trails.

Commissioner Miller voices some concerns over the inaccuracy of the population numbers and if we can add anything that states more accurately what the numbers may be.

Jane Kansier and Scott Olesen and Josh Pope all speak about how grants and funding will only look at Census data, but we have tried to state what we are seeing and planning based on trends the city officials are seeing. We used other information available to us for planning purposes, goals and action items. We can update things to the plan if new information becomes available.

Commissioner Miller asks if outside developers are looking at this document? For some larger projects and land uses, they may look at it, but local contractors are not looking at it to determine housing needs.

Chairperson Wickstrom any other questions. This is a draft. Will the punctuation and other things be edited? It has been proofed but we welcome additional proofreading. Commissioner Whitmore appreciates the work and all the wonderful data, and it is a great step as we look towards future goals. Commissioner Miller agrees and also appreciates all the work. Commissioner Whitmore, it is an exciting time. Chairperson Wickstrom it is very well organized. Motion to close the Public Hearing moved by Commissioner Miller 2nd by Commissioner Whitmore. All Ayes
Close public hearing

Item 3: Proposed Storm Lake Comprehensive Plan Review

Chairperson Wickstrom calls for a motion. Moved by Commissioner Miller to Approve **Proposed Storm Lake Comprehensive Plan Review**. I Duane Miller, make a motion that the Planning and Zoning Commission has reviewed the foregoing Storm Lake Comprehensive Plan and hereby recommend to the City Council that the request be approved. Seconded by Commissioner Flores. Roll call vote: All ayes. Chairperson Wickstrom, Commissioner Andrade, Commissioner Whitmore, Commissioner Flores, Commissioner Miller. None voted no. Motion Passed.

Adjourn: Chairperson Wickstrom calls for a motion to adjourn Motion by Commissioner Whitmore 2nd Commissioner Flores all ayes adjourn at 6:00pm

Staff Summary

12/3/2024
Agenda Item # B.2.



REPORT TO: Commissioners

FROM: Scott Olesen, Building Official

SUBJECT: **Public Hearing For Application 2024-3: 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 With Key
3. 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
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

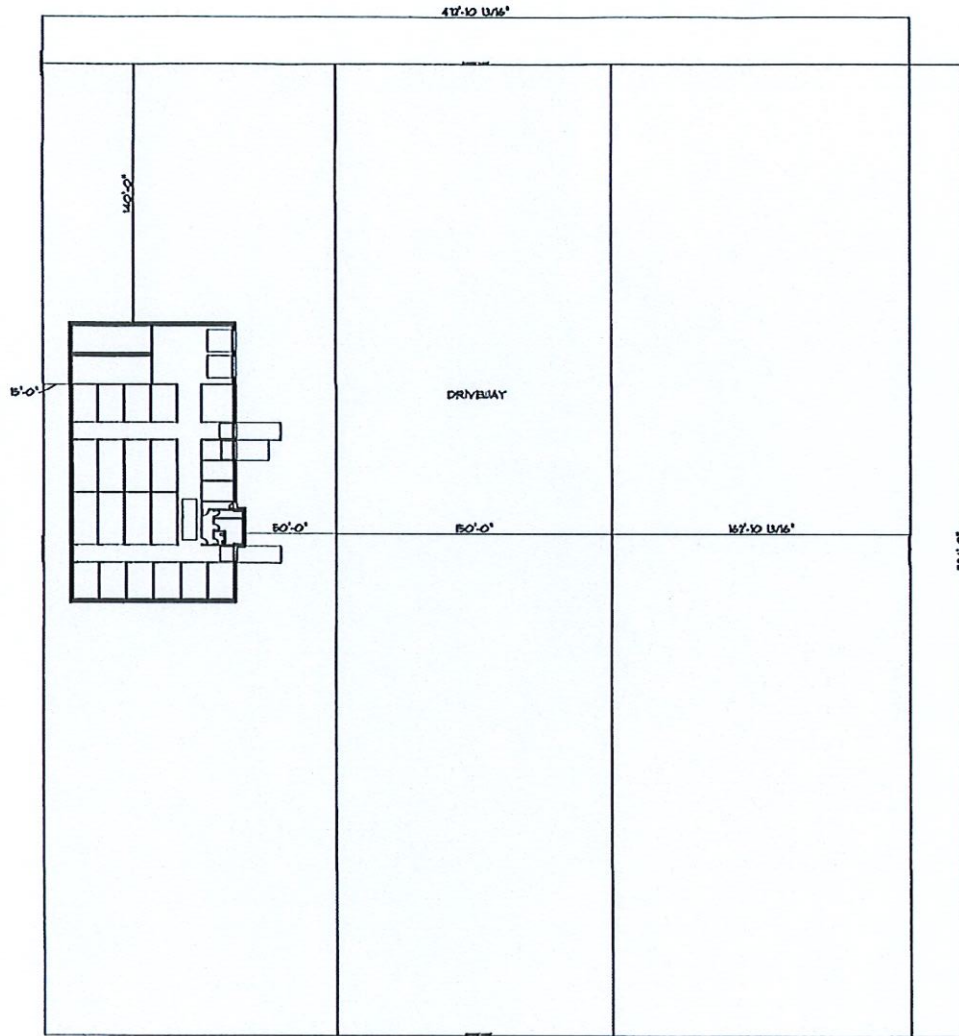
Recording: 162947 - Parcel: 1402426008

Recent Sales in Area


Sale date range:

From: To:

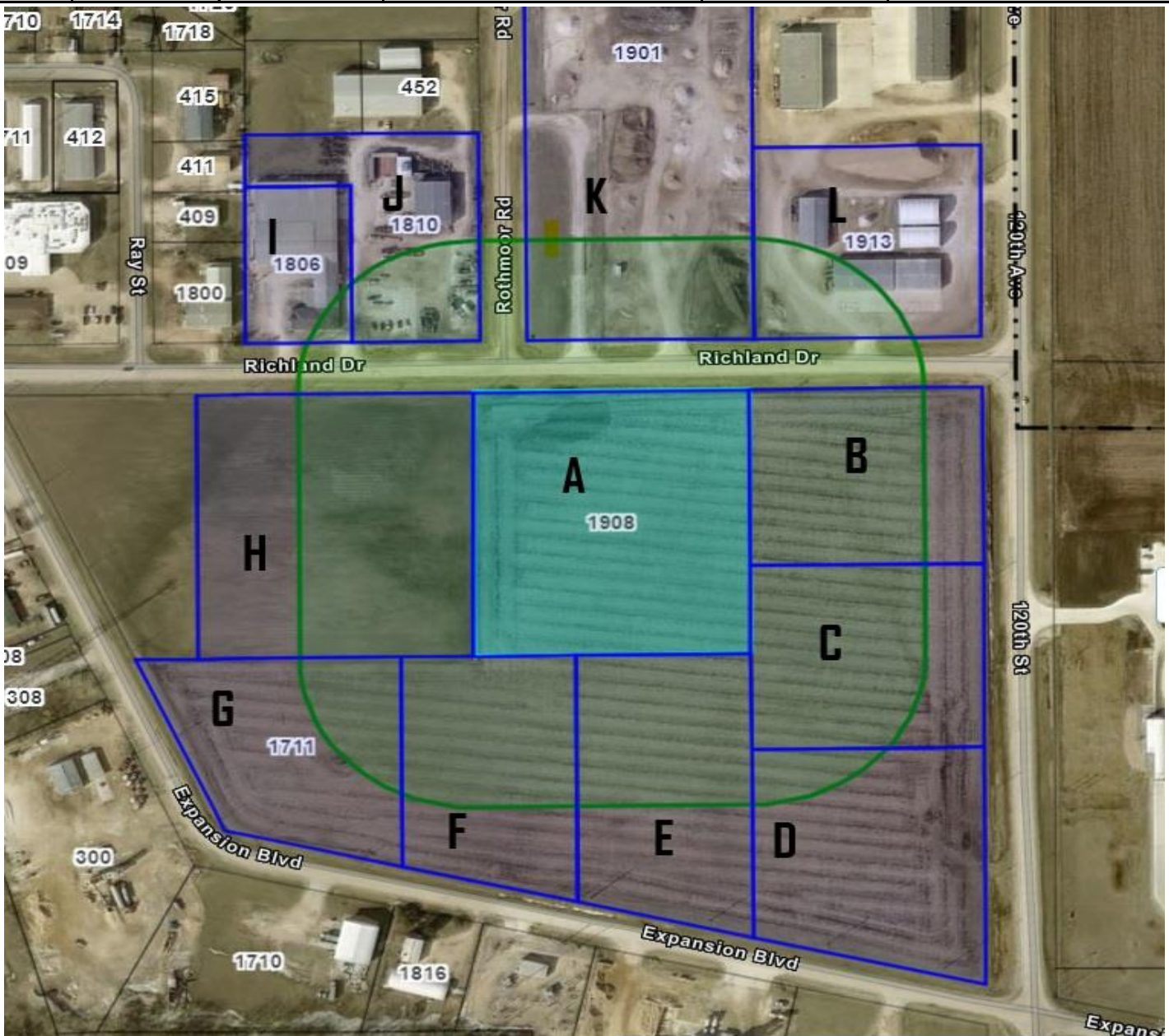
Distance:



MAIN FLOOR
SCALE 1" = 30'-0"

	MARCUS LUMBER COMPANY EHAD@MARCUSLUMBER.COM P.800.498.8100 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





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 holding 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

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



REPORT TO: Commissioners

FROM: Scott Olesen, Building Official

SUBJECT: **Application 2024-3: 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 Commissions recommendation and make a final determination. siness 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 Commissions 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: Review Application And Make Recommendation To The Board
Of Adjustment Concerning The Request**

ATTACHMENTS:

1. Applicaiton 2024-3
2. 1908 Richland

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](#)

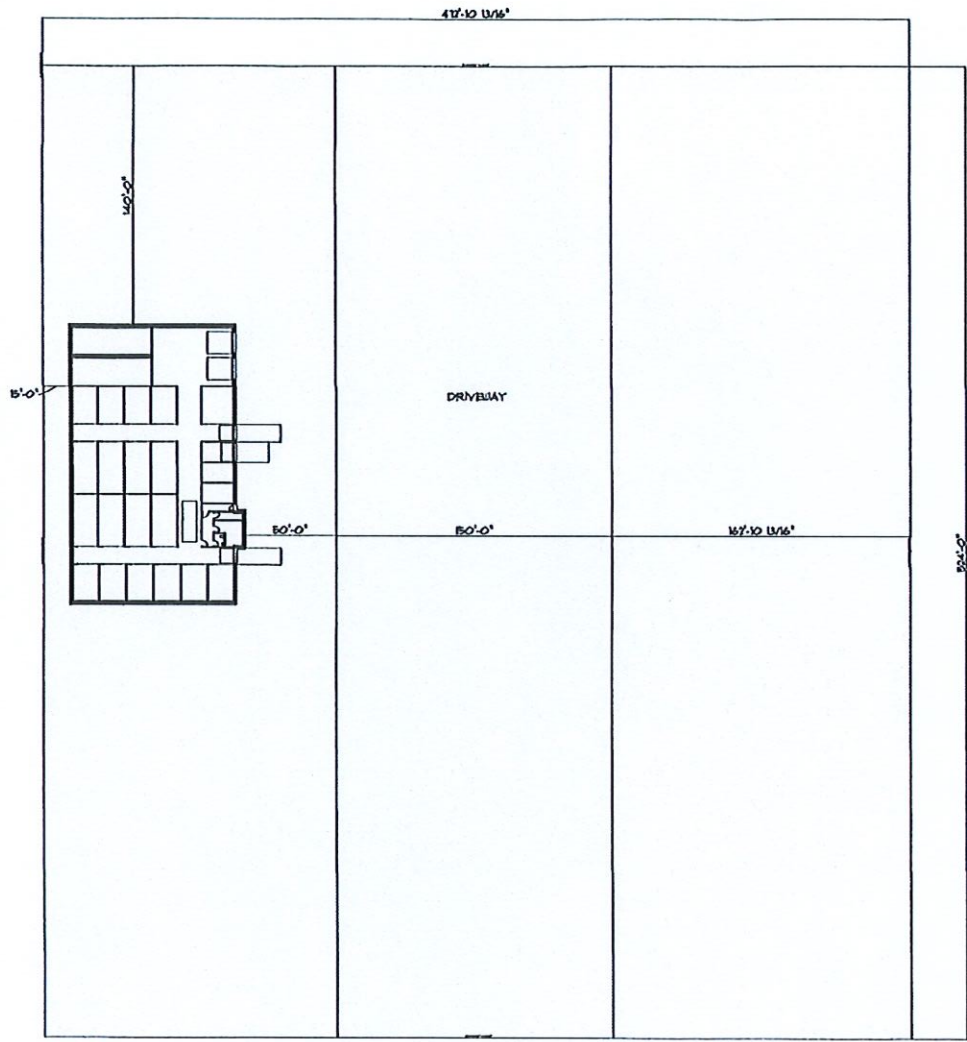
[Recording: 162947 - Parcel: 1402426008](#)

Recent Sales in Area


Sale date range:

From: To:

Distance:



MAIN FLOOR
SCALE 1" = 30'-0"

	MARCUS LUMBER COMPANY EHAD@MARCUSLUMBER.COM P.800.499.8100 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 CONTRACTS 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

