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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: May 26, 2011
Re: Request to Exceed Height Limitations – GPC Expansion

INTRODUCTION: Grain Processing Corporation (GPC) has been preparing plans and specifications for an expansion to their facilities located at 1600 Oregon Street. The expansion would allow the company to upgrade their operations to make them more efficient and less costly to operate.

BACKGROUND: The plant expansion and modifications are expected to substantially reduce the emissions from the processing facility and maintain compliance with federal, state and local environmental rules and regulations. The main components related to the expansion include the construction of a new dryer building (bag house) and a stack. Both of these structures will exceed the height limitation of 75 feet in that zoning district but the City Code allows the City Council to permit exceptions for a variety of uses such as towers, spires, water tanks, bulkheads, etc. As a result, GPC is requesting permission to construct these facilities with the approval of City Council.

RECOMMENDATION/RATIONALE: GPC has received the necessary permits and approvals from the IDNR and EPA for the construction of these improvements. The new dryer house will not be as tall as some of the other structures found within the GPC campus and the stack will be lower than other stacks located within the facility. It is recommended that City Council approve the attached request from GPC for the construction height allowances, as submitted. Please place this request on the June 2, 2011 agenda for City Council consideration.

BACKUP INFORMATION:

1. GPC Letter of Request



Grain Processing Corporation

1600 Oregon Street • Muscatine, Iowa 52761-1494 USA
Phone: 563-264-4211 • Fax: 563-264-4202

Law Department

May 26, 2011

Mr. Steve Boka
Muscatine City Hall
215 Sycamore Street
Muscatine, Iowa 52761

Re: Request to Council

Dear Steve:

This letter follows up on Grain Processing Corporation's Dryer House 5 Process Enclosure Project ("Project"). We received the Site Plan Review Committee's approval of the Project's site plan today. Thank you for your assistance in that matter. Today, we are writing you to bring the Project's stack and enclosure structure height to the Muscatine City Council for approval.

As you know from the submitted Project Site Plan, GPC needs to have a stack height of approximately 155 feet above ground level and an enclosure structure of approximately 106 feet above ground level. These heights are above the 75 foot limitation under City Ordinance, but they are below the height of GPC's nearby Maltrin building and its stack. It is necessary to complete the Project with these heights. The finished Project will be consistent with the overall industrial profile of the current GPC site.

For these reasons, GPC is seeking City Council approval of an exception to the height limits pursuant to Section 10-20-1 of the City Code. We are asking the Council to review and take action on this request at its June 2, 2011, Council meeting. We plan on attending the Council meeting if there are any questions.

We appreciate your assistance in placing this matter on the Council agenda for June 2, 2011, and for your support of this request.

Very truly yours,

GRAIN PROCESSING CORPORATION

John A. Kuhl
Assistant General Counsel

JAK/cab

THE UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

WASATCH-CACHE NATIONAL MONUMENT
UTAH
OFFICE OF THE SUPERINTENDENT
CAREY, CALIFORNIA
JANUARY 1908

TO THE SECRETARY OF THE INTERIOR
WASHINGTON, D. C.

SIR:

I have the honor to acknowledge the receipt of your letter of the 10th inst.

and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

Very respectfully,
J. M. [Signature]
Superintendent