



City Hall, 215 Sycamore St.  
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(563) 262-4141  
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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 first time in the history of the world, the people of the United States have been compelled to go to war with a foreign nation, and to do so in the defense of their country and the defense of their rights.

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