



Village Planning Committee Meeting Summary Z-71-22-4

Date of VPC Meeting	December 14, 2022
Request From:	A-2
Request To:	A-2 HGT/WVR
Proposed Use:	Height waiver up to 110 feet for a silo
Location	Southeast corner of 35th Avenue and Grand Avenue
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-1

VPC DISCUSSION:

Staff Presentation:

Nayeli Sanchez Luna, staff, presented an overview of the height waiver Z-71-22-5. Mrs. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the General Plan Land Use Map designation. Mrs. Sanchez Luna displayed the site plan and elevations and summarized the purpose of the silos noting the height. Ms. Sanchez Luna concluded the presentation by summarizing the staff findings and providing the staff recommendation and proposed stipulations.

Applicant Presentation:

Ashley Marsh, representing the applicant with Gammage & Burnham, provided an overview of the proposed rezoning case. Ms. Marsh provided some background information on the applicant and summarized the geography of the site. Ms. Marsh summarized the surrounding land uses and zoning. Ms. Marsh displayed the proposed site plan and elevations and summarized the site configuration noting the enhanced screening and proposed art on the site. Ms. Marsh concluded the presentation by noting the industrial surrounding land uses and community benefits.

Questions from the committee:

Christopher Demarest stated that the site was once a lumber yard and that he had concerns with the proposed height. Mr. Demarest added that the development would require constant maintenance.

Ken DuBose asked for the time frames regarding loading and unloading and if this would increase traffic on Grand Avenue. **Ms. Marsh** stated that the peak hours would be between 4:00 a.m. through 10:00 a.m. with six trucks per hour. Ms. Marsh added that the operation would not significantly impact traffic congestion along Grand Avenue.

Jennifer Fostino asked if the mechanical equipment on top of the silo could be moved. **Ms. Marsh** stated that the mechanical equipment was located on the top of the silo due to its width. **Ms. Fostino** asked if the mechanical equipment could be painted to match the silo. **Scott White**, with the applicant's team, added that the mechanical equipment was on top of the silo so it would collect dust and debris from the cementitious material. Mr. White added that they were willing to paint the equipment to match the silo.

JJ Bazzi stated that he was in favor for the project and asked if there was any sort of enhancements to prevent encampments. **Ms. Marsh** stated that the site would be completely redeveloped with enhancements and that the proposed development would have constant surveillance.

Vice Chair Jeff O'Toole stated that the proposed development is compatible with the surrounding land uses. Vice Chair O'Toole asked if the applicant was willing to stipulate the maintenance of the proposed art on the development. **Ms. Marsh** stated that a stipulation could become an enforcement issue but that the applicant was willing to maintain the development and the art.

Saundra Cole asked for clarification on material being stored on site and information on emergency measures in place in an event of a silo rupture. **Ms. Marsh** stated that the site was highly regulated, and that the ash was a non-toxic powder material.

Chair Gene Derie asked if there would be left turns allowed into the site. **Ms. Marsh** stated that there would only be one entrance and one exit on the property. **Chair Derie** asked if a truck heading northwest would be able to turn left onto the property. **Ms. Marsh** stated that a traffic median on Grand Avenue would prevent left turns into the property and the site would be right-in and right-out.

Rosa Berrelleza asked for confirmation that the peak hours of operation. **Ms. Marsh** confirmed that the peak hours would be between 4:00 a.m. and 10:00 a.m. **Ms. Berrelleza** stated that those were also peak hours for school traffic and if the hours of operation could be altered. **Ms. Marsh** stated that the peak hours of operation were in relation to the construction industry and that construction companies began work in the early morning. **Ms. Berrelleza** asked what the preventative measures were in place and what would be the possibilities of the silo rupturing. **Ms. Marsh** stated that operations would cease immediately if there was a leak. Ms. Marsh added that there would be routine checks throughout the day and that the silo was constructed of nonporous material. **Abi Gangrade**, with the applicant's team, added that the company had numerous silos globally and stated that a leak or a rupture has never occurred. Mr. Gangrade reiterated that there would be routine checks throughout the day.

Warren Norgaard asked if there were any health issues in the surrounding area due to the material on site or the dust that would be produced. **Ms. Marsh** stated that the material is non-toxic and that it would be stored in a sealed system. Ms. Marsh added that the surrounding area was industrial.

Mr. Demarest asked what type of ash would be stored on site. **Mr. Gangrade** stated that the site would be storing cement and that the only other material stored in the future would be pozzolanic cementitious material. Mr. Grangrade added that both materials are non-toxic.

Public Comment:

None.

Committee Discussion:

None.

Motion:

JJ Bazzi motioned to recommend approval of Z-71-22-4 per the staff recommendation. **Warren Norgaard** seconded the motion.

Vote:

8-1, Motion to recommend approval passed with Committee Members Bazzi, Berrelleza, Cole, DuBose, Fostino, Norgaard, O'Toole, and Derie in favor, and Demarest in opposition.

Staff comments regarding VPC Recommendation:

None.