

**MINUTES
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 11, 2012
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

Present: Allen Harvey, Jane Reischauer, and Rochelle Conway.

Excused: Jim Edgmond and Larry Wolf.

Staff Present: Steve Boka, Director of Community Development.
Andrew Fangman, City Planner.
Stephanie Oien, Office Coordinator, Community Development.

Others Present: John Eichelberger and Scott DuChette.

Acting Chairperson Harvey called the meeting to order at 5:30 p.m. He informed the appellants that there were only three members present and they could choose to table their case until October when more members may be present. A request to table should be made prior to Board deliberation of that particular request.

Minutes: Conway motioned to approve the minutes from the August 7, 2012, meeting; seconded by Reischauer. All ayes, motion carried.

Conditional Use Case No. 220 filed by AMPRO Products, Inc. to operate a facility to receive, unload, segregate and reload dried pork and poultry meal. John Eichelberger, attorney for AMPRO Products, Inc., informed the Board that the company is interested in purchasing the former Doan's plant from the Terrence Mealy Estate. The property is located in the M-2 zoning district. Eichelberger explained that the company needs a conditional use permit to operate as a bulk manufacturing processing and/or storage plant under Section 10-15-2 (C) of the City Code. He stated that the company blends protein products for animal and pet food products. The plant would receive materials in bulk from six plants by truck. They intend to grate and repackage materials and ship by rail. He noted that freight rates are lower by rail. He explained that the protein meal is low moisture. The product is not dusty and would not require venting from the building or respirators for employees. Harvey asked how this operation was different from Doan's. Boka replied that Doan's produced food and did not work in bulk. Doan's was also established prior to the area being annexed into the City in the 1970s. Eichelberger further explained that all of the vehicle traffic will be on hard surface. Eichelberger also stated that some of the product coming into the plant could be out of date dog food bags that would be dumped and combined and sent out by rail. Rail transportation allows the company to extend its reach. Reischauer asked how many employees would be at the plant. Scott DuChette estimated 6-7 employees total. Harvey asked if the plants would still be considered a conditional use as a bulk plant if plans changed and the company began producing and bagging dog foods in addition to the shipping. Boka replied that you can have everything except a single family residence in the M-2 zoning classification. The company would only have to come back to the Board if the changed to another conditional use listed in the City Code. Boka noted that

discussions that he had with Eichelberger prior to the meeting indicated that there should be very little noise, emissions, odor, or moisture associated with the process. The plant would deal with dry goods that would be rotated regularly. Eichelberger stated that there are sprinklers in the newer part of the warehouse. Harvey asked if there would be any flammable dust. Eichelberger responded that there would be no fine dust. Boka stated that they had discussed that this product would not be used for human consumption and needed to be registered with various regulatory agencies. DuChette acknowledged that company is registered with the USDA and FDA as well as additional regulatory agencies. Conway motioned to approve the Conditional Use request as submitted; seconded by Harvey. All ayes, motion carried.

Election of Officers: The Board members present decided to delay the election of officers until the next meeting when all members of the Board may be present.

Adjourned.

Respectfully Submitted,

Steve Boka, Secretary
Director of Community Development

ATTEST:

Allen Harvey
Acting Chairperson