

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 8, 2011

Alter Scrap Processing  
2603 9<sup>th</sup> Avenue  
Council Bluffs, IA 51501

**Re: Case #ZON2011-01449 (Planned Unit Development)**  
**Alter Scrap Processing**  
1 Hardwood Lane  
(East side of Hardwood Lane (private street), 540' ± East of North Craft Highway).  
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.  
Council District 2

Dear Applicant(s):

At its meeting on July 7, 2011, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **compliance with Engineering comments:** *(The proposed buildings, bulkhead and fill will require a No Rise Certificate or an approved Flood Study. Must comply with all stormwater and flood control ordinances. There is to be no disturbance to any wetlands unless proper permitting is obtained from the Corps of Engineers and copies submitted to City of Mobile Engineering Department. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);*
- 2) **illustration of the location of any dumpster or waste storage area on the site plan;**
- 3) **compliance with the buffering requirements of the Zoning Ordinance from residential uses, with in-fill plantings if the existing vegetation is not sufficient;**

**Alter Scrap Processing**

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- 4) approval of all applicable federal, state, and local agencies prior to the issuance of any permits;**
- 5) submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process;**
- 6) limitations of hours of shredding operations to between the hours of 6:00 AM. and 6:00 PM with maintenance activities allowed after 6:00 PM;**
- 7) full compliance with all municipal codes and ordinances; and,**
- 8) the submission of two (2) copies of the revised site plan illustrating all conditions for recommendation of approval.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Clark, Geer, Latham & Associates

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 8, 2011

Alter Scrap Processing  
2603 9<sup>th</sup> Avenue  
Council Bluffs, IA 51501

**Re: Case #ZON2011-01448 (Planning Approval)**

**Alter Scrap Processing**

1 Hardwood Lane

(East side of Hardwood Lane (private street), 540' ± East of North Craft Highway).

Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

Council District 2

Dear Applicant(s):

At its meeting on July 7, 2011, the Planning Commission considered for Planning Approval the site plan to amend a previous Planning Approval to allow the expansion of an existing scrap metal processing facility with automobile shredding in an I-2, Heavy Industry District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) compliance with Engineering Comments:** *(The proposed buildings, bulkhead and fill will require a No Rise Certificate or an approved Flood Study. Must comply with all storm water and flood control ordinances. There is to be no disturbance to any wetlands unless proper permitting is obtained from the Corps of Engineers and copies submitted to City of Mobile Engineering Department. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);*
- 2) illustration of the location of any dumpster or waste storage area on the site plan;**

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- 3) **compliance with the buffering requirements of the Zoning Ordinance from residential uses, with in-fill plantings if the existing vegetation is not sufficient;**
- 4) **approval of all applicable federal, state and local agencies prior to the issuance of any permits,**
- 5) **submission of a disposal plan for the unrecoverable waste associated with the automobile shredding process;**
- 6) **limitations of hours of shredding operations to between the hours of 6:00 AM and 6:00 PM with maintenance activities allowed after 6:00 PM; and,**
- 7) **full compliance with all municipal codes and ordinances.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Clark, Geer, Latham & Associates