

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

Alter Scrap Processing
2603 9th Avenue
Council Bluffs, IA 51501

Re: Case #ZON2006-00591 (Planned Unit Development)
Alter Scrap Processing
101 Hardwood Lane
(East side of Hardwood Lane (private street), 540' ± East of North Craft Highway).
Planned Unit Development Approval to allow multiple buildings on a single building site.

Dear Applicant(s) / Property Owner(s):

At its meeting on April 6, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **depiction of a stormwater detention basin, if required;**
- 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;**
- 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; and**
- 6) **limitations of hours of shredding operations to between the hours of 6:00 a.m. and 6:00 p.m. with maintenance activities allowed after 6:00 p.m.**

Alter Scrap Processing

April 7, 2006

Page 2

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

Alter Scrap Processing
2603 9th Avenue
Council Bluffs, IA 51501

Re: Case #ZON2006-00590 (Planning Approval)

Alter Scrap Processing

101 Hardwood Lane

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

Planning Approval to allow a scrap metal processing plant with automobile shredding in an I-2, Heavy Industry district.

Dear Applicant(s) / Property Owner(s):

At its meeting on April 6, 2006, the Planning Commission considered for Planning Approval the site plan to allow a scrap metal processing plant with automobile shredding in an I-2, Heavy Industry district.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) depiction of a stormwater detention basin, if required;**
- 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;**
- 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; and**
- 6) limitation of hours of shredding operations to between the hours of 6:00 a.m. and 6:00 p.m., with maintenance activities allowed after 6:00 p.m.**

Alter Scrap Processing

April 7, 2006

Page 2

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: _____
Richard Olsen, Deputy Director of Planning