



Kimberly Hoelsing (CClk) <kimberly.hoelsing@cityofomaha.org>

Case # C10-21-321, C12-21-322

1 message

PK <paulkazak50@gmail.com>
To: cityclerk@cityofomaha.org

Mon, May 2, 2022 at 12:39 PM

This email is stating my opposition to the Approval of the Final Plat of Flinn Subdivision One to allow a new pavement mixing plant.

My opposition is on multiple fronts:

- A) Noise : The owners proposing the new plant have acknowledged this plant may operate at a variety of hours throughout the day, including evenings, weekends, early mornings, etc. I am concerned of the noise both the plant and the loading of trucks will generate during these extended hours and days. Some very vague plans for mitigating this noise has been provided in previous meetings. The fact is, there will be significant noise generated at any given hour of any given day.
- B) Air Pollution: It is my understanding the plant will generate offensive odors one would expect with an asphalt plant, such as the smell of oil, black smoke, and other by-products not pleasing, and potentially harmful of the residential neighborhoods, and social venues nearby.
- C) Traffic impediments: There are already known complaints from loaded dump trucks coming out of the current plant heading west on Grover towards 72nd street. They cannot reach the posted speed limit, in fact, they basically crawl up the hill and impede the current traffic flow. With the new plant expecting to increase the truck traffic significantly, you now have up to 300 trucks a day impeding traffic on Grover street in both directions, at all hours of the day. It's not even logical to allow the expansion of the plant and the traffic issues alone that will be caused.
- D) Infrastructure Support: I can't imagine Grover was ever meant to carry 300 trucks a day between 60th and 72nd. Using a dump truck weight of 10 tons, That's 3000 TONS of empty trucks coming into the plant, and 9000 TONS when loaded coming out of the plant. 12,000 TONS A DAY!!!! Someone should find out what the lifespan of Grover will be with that traffic load, and the cost of rebuilding it when it will be required.

Those are my main concerns for opposition to the approval of this plant. Yes, it's operating as a paving plant today, but I think it's a crushed rock plant today, and not an asphalt producing plant with smoke, foul odors, increased trucking activity, increased noise, pollutants, increased traffic issues. All these issues will now occur beyond the normal M-F 8-5 operation. You're talking weekends, evenings, early mornings, etc. The new plant is expected to significantly increase and, add to, the issues of a much smaller plant operating today.

Do the right thing, Please vote no on this approval.

Regards,
Paul Kazakevicius

ROBERT HANCOCK & CO.

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May 5, 2022

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Mr. Pete Festersen
Ms. Juanita Johnson
Mr. Danny Begley
Mr. Vinny Palermo
Mr. Don Rowe
Mr. Brinker Harding
Ms. Aimee Melton
Omaha City Council
1819 Farnam Street
Omaha, NE 68183

Re: CI-10-21-321, Rezoning and Final Plat of Flinn Subdivision One

Dear City Council Members:

I am writing in opposition to the proposed rezoning of the 7.95 acre site at 66th and Grover. I was unable to attend the previous hearing on the case, but I was able to observe the proceedings remotely.

Our company owns and manages apartments in Aksarben Village, and I believe that the continued use of this site as an asphalt paving plant does not adequately consider the evolution of the neighborhood as increasingly residential in nature.


Although I agree with the observation by several council members that the reconstruction and reconfiguration of the plant will be a significant improvement over the conditions presently exhibited at the site, I do not believe sufficient constraints are being placed upon the operations of the facility.

It is my contention that the City's traffic study has not accurately estimated the impact of as many as 300 trucks per day entering and exiting Grover Street. Additionally, in my view, the applicant is not taking sufficient steps to mitigate noise at the site. I believe that hours of operation should be strictly limited to between 7am and 6pm Monday through Friday. Furthermore, the City must conduct a revised parking study that accurately reflects the future proposed residential developments in the area.

I welcome the capital investments being made by the applicant and I do believe that the facility can operate among the surrounding homes and businesses. However, the applicant must restrict their activities to harmonize with surrounding residences.

Thank you for your consideration.

Sincerely,


Bert Hancock