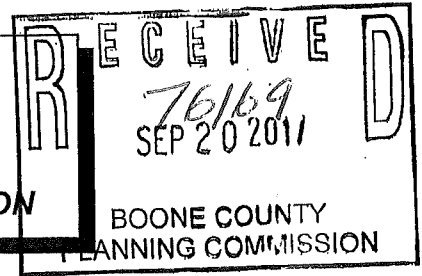


APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION



FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- (Check One)
1. Boone Florence Walton Union
- (Check One)
2. Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant's Name Mark Grisik
Applicant's Address 1 Southwood Dr.
Alexandria KY 41001
City State Zip
4. Phone Number 606-301-3344 Fax No. _____ E-Mail mgrisik@zoomnet.net
Description of Request: Airgas Operation, see description
Storage of Gas
5. Name of Development _____
6. Location of Development 12094 Chandler Dr.
Walton Ky
7. Acreage Under Review 2.5433
8. Lot Number and Name of Subdivision (if part of a subdivision)
Part of Lot 6, International Industrial Park
9. Owner of Property Mark Grisik, owner by contract
Address of Property Owner 1 Southwood Dr.
Alexandria Ky 41001
City State Zip
10. Phone Number 606-301-3344 Fax No. _____ E-Mail mgrisik@zoomnet.net
11. Proposed Use(s) on Site Airgas Operation, see description
12. Total Square Footage of Existing and/or Proposed Buildings 12000 sqft +/-
13. Current Zoning on Property I-1
14. Deed Book 503 Page No. 109 Group No. 2077A
15. Is the site subject to a zone change? _____
If yes, give date of approval _____
16. Have you submitted a Site Plan with this request? _____
17. Have you submitted a list of adjoining property owners with this request? Yes
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2**

SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 9-20-17 Fee Received \$1,082.00 Receipt # 76169
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
10/26/17 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 10/26/17 Meeting Minutes
And CUR
7. Reasons for Denial: _____

**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page**

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

APPLICANT: Mark Grisik for Airgas

LOCATION: 12094 Chandler Drive, Walton, Kentucky

ZONING: Industrial One (I-1)

DATE: October 26, 2017

PROPOSAL

The applicant is requesting a Conditional Use Permit so Airgas can store gases at the subject site. The submitted cover letter indicates the facility would be a small dock stock location for Airgas. Airgas has a major industrial gas cylinder filling facility located in Cincinnati, Ohio. The Cincinnati location would fill all the cylinders and ship two tractor trailer loads of them to the Walton facility each week. The Walton facility would store gases and prepare daily deliveries into the Northern Kentucky marketplace.

The Walton facility would also contain a retail pick up area for customers that want to pick up gases or other hard goods (welding equipment, safety products, etc.). Proposed exterior improvements include a 65' x 55' x 6' chain link fence and 50' x 50' concrete pad that will be used to store the gas cylinders. All cylinder gases stored outside will be housed and fenced in large concrete bunkers according to Article 15 Flammable gases storage (see attachments).

The following chart shows that different gases that would be stored at the Walton facility:

PRODUCT	SUMMARY ON INVENTORY IN POUNDS
Acetylene	233
Industrial Air	38
Argon	5,023
Argon Co2 Mix	5,023
Carbon Dioxide	1,252
Helium	132
Nitrogen	4,594
Oxygen	7,162
Propane	2,555
Grand Total	26,012

The facility will have 6 employees year one and 7 to 8 employees by year three.

APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order.

Section 1133 of the Boone County Zoning Regulations permits a business which stores gases as a Conditional Use in the Industrial One (I-1) district.

The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 1133 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will not be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Section 1133 of the Boone County Zoning Regulations allows a business which stores gases as a Conditional Use in the Industrial One (I-1) district provided that:

- A. The activity is provided primarily in support of and obtains its trade from the employees of the district; or
- B. The activity is of integral relation to the purpose of the district;
- C. The use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
- D. Provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Section 3325 of the Boone County Zoning Regulations requires the following parking for the business:

- A. Office area - 1 space per 250 square feet ($300/250 = 1$)
- B. Retail area - 1 space per 250 square feet ($1,200/250 = 5$)
- C. Warehouse Workers - 1 space per employee on largest shift (non office workers)
- D. Company vehicles parked outside - 1 space per vehicle

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's 2035 Future Land Use Plan designates the site in question for "Industrial" uses. This designation is defined as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

The following Goals & Objectives apply to the application:

- A. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- B. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage (Business Activity, Objective).
- C. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport and on Airport owned land. Future industrial development must be located where infrastructure exists or is planned. Future industrial districts shall be identified in advance of residential development so that the potential impacts are known and can be addressed (Business Activity, Industrial Objective 1).
- D. Effective site placement, architectural design and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Industrial nuisances such as smoke, dust, noise and odor shall be kept at a minimum, and site development and enforcement shall be carefully coordinated with necessary approvals of other regulatory agencies (Business Activity, Industrial Objective 2).
- E. Provisions shall be made for proper control of industrial uses, which have processes or make products that could be hazardous to human life and property. (Examples of such products are explosives and flammable or corrosive chemicals). New and existing industrial uses shall comply with federal and state air and water pollution regulations (Business Activity, Industrial Objective 3).

The following passage from the Land Use Element applies to the general area:

- A. The Walton area should experience gradual commercial, residential, and industrial growth. This growth should result primarily from the Walton Interchange, and its location near the intersection of I-71 and I-75. Walton lies along this regional interstate corridor, between Cincinnati to the north and Louisville, Lexington, and Frankfort to the south that is generally experiencing demand for industrial development. The extension of Mary Grubbs and development of the Walton Towne Center area will contribute to the growth potential of Walton not only in Boone County, but also into Kenton County to the east. The potential for a mix of uses including high density residential, commercial, office, institutional, and recreational in the Towne Center should occur. Light industrial is most appropriate in the south portion of the property and along the rail line (Walton Area, pg. 172).

SITE CHARACTERISTICS

The 2.5433 acre site is located in International Industrial Park. The property is located on the southeast side of Chandler Drive and has 250 feet of road frontage. The property contains a 12,000 square foot office/warehouse (last occupied by Aurora Casket) with 2 oversized garage bays and a truck dock. The parking lot contains 7 parking spaces and a truck turnaround. A paved ditch extends of the rear parking lot and extends to a catch basin. Overhead utility poles extend from the southeast corner of the building to the southeast property line. A mature deciduous tree line exists along the rear property boundary.

SURROUNDING LAND USES AND ZONING

- Northeast: Daniels Sharpsmart (I-1)
- Northwest: Chandler Drive and Boone Steel (I-1)
- Southeast: Our Lady of Sacred Heart Academy (PF)
- Southwest: SpecSoft (I-1)

STAFF COMMENTS

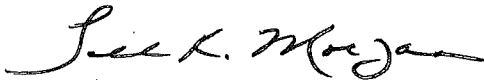
1. The 50' x 50' concrete pad (outside tank storage) and chain link fence limits shown on the applicant's plan were approximate and not drawn to scale. Staff has scaled a 50' x 50' pad on an aerial map and shown some approximate setback measurements.
2. Staff sent out an agency memo and received comments back from Boone County Building Department and Walton Fire Department. Their comments are attached to the Staff Report.
3. Staff would like the applicant to address the following:
 - A. Will any gases be stored inside the building?
 - B. The proposed chain link fence enclosure is located in close proximity to an overhead utility line. Has Duke Energy been contacted to verify that the proposed fence will not be located in a utility easement?
4. Staff recommends that the Board should analyze the following conditional use permit criteria before voting on the request:
 - A. The use will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order.
 - B. The use will not be hazardous to existing or future neighboring uses.
 - C. The use will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors.
5. Staff recommends the Board should evaluate the following as conditions if the request is approved:

- A. The outside tank storage limits (50' x 50' pad) shall not be expanded unless another Conditional Use Permit is approved by the Board.
- B. The chain link fence compound shall be screened with PVC privacy slats.

CONCLUSION

KRS 100.237 and Section 220 of the Boone County Zoning Regulations gives the Walton Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

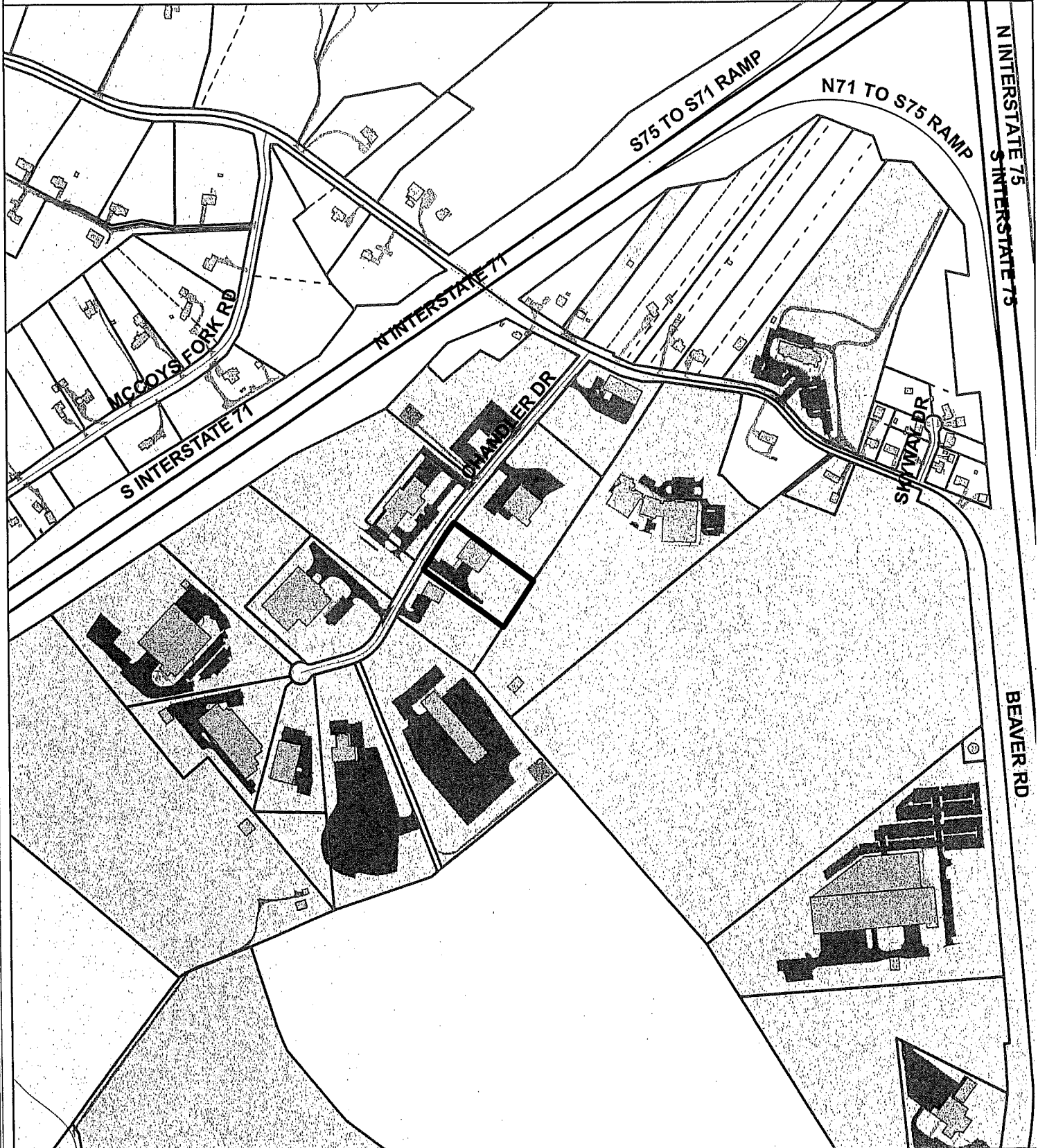
TKM/ss

Attachments

- *Site Vicinity Map
- *9/20/17 Email Outlining Business Operation
- *Interior Floor Plan
- *Proposed Exterior Improvements with Written Dimensions
- *Pictures of Concrete Bunker Storage
- *Article 15 from Airgas Safecor Policy - Flammable Gases Storage
- *Article 14 from Airgas Safecor Policy - Liquefied Petroleum Gas (LPG) Safety Policy
- *2016 Aerial Map
- *2016 Aerial Map with Approximate Pad Location and Setbacks
- *Zoning Map
- *2035 Future Land Use Map
- *Topographical Map
- *10/16/17 Email from Mark Martin
- *10/17/17 Email from Asst. Chief Vest
- *Application

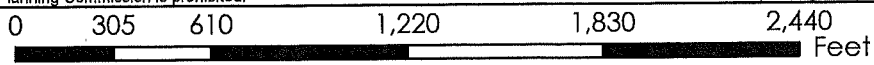
SITE VICINITY MAP

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

Boone County GIS
ArcMap Document: BooneMap (file).mxd

Todd Morgan

From: Joel Lewandowski <Joel.Lewandowski@Airgas.com>
Sent: Wednesday, September 20, 2017 5:08 PM
To: Todd Morgan
Cc: Mark Grisik; Geoff Mangino
Subject: Airgas Plans of growth for Walton
Attachments: 015 Flammable Gases1.doc; 014 LPG Policy.pdf; Proposed layout front entrance option.pdf; 17-7-28 Airgas floor Plan.pdf; RE [EXTERNAL] Chandler Dr.

To whom it may concern:

Our proposed Walton, Kentucky facility would be a small dock stock location for Airgas, with no industrial gas filling on site. Airgas has a major industrial gas cylinder filling facility located in Cincinnati, Ohio. The Cincinnati location would fill all the cylinders for this proposed location and ship two tractor trailer loads of full cylinders into this new facility a week. We have a standard cylinder storage requirement that we use that exceeds any NFPA standard practices or procedures. I will include what we intend to keep on site and also how we would intend to construct our storage areas on site. The Walton location would store these gases and prepare daily deliveries into the Northern Kentucky marketplace. Airgas currently supplies 2 million dollars of industrial gas and services into this market to supply the many Kentucky companies south of the Ohio River from the Cincinnati location. We currently route two small straight truck cylinder delivery trucks from Cincinnati into the general Northern Kentucky markets daily. Our intent is to reduce distribution expenses and also grow our cylinder business and also are hard goods and safety business. Airgas would build a small will call / retail pick up area for any customer that might want to pick up there gases or hard goods. Airgas would employ 6 employees year one, growing to 7 or 8 employees by year three.

The below is a general listing of what Airgas can do for our customers.

Airgas, an Air Liquide company, is the nation's leading single-source supplier of gases, welding equipment and supplies, and safety products.

With more than one million customers, Airgas excels at providing customers, large and small, with the following:

- Industrial, medical and specialty gases
- Welding equipment and supplies
- Safety products
- Atmospheric gases
- Carbon Dioxide
- Dry Ice
- Nitrous Oxide

18,000 Strong & Growing

Founded in 1982 and acquired by Air Liquide in 2016, Airgas has long been defined by its entrepreneurial spirit. Our diverse company is powered by 18,000 hard-working men and women, dedicated to customer success in the following industries:

- Manufacturing and metal fabrication
- Non-residential construction (energy and infrastructure)
- Energy and chemicals (upstream, midstream and downstream)
- Life sciences and healthcare
- Food, beverage and retail services
- Materials and power
- Government, defense and aerospace

Known Locally Nationwide

Through more than 450 acquisitions and internal growth, Airgas has established a national footprint with locations across the U.S., bolstered by the global presence of our parent company, Air Liquide. Headquartered in Radnor, Pennsylvania, the Airgas network is

comprised of more than 950 retail locations as well as cylinder fill plants, gas production facilities, specialty gas laboratories and regional distribution centers. When a challenge arises, Airgas delivers with the right mix of gases, welding and safety products, and unbeatable expertise—all in one place.

Environmental and Social Responsibility

Airgas is committed to minimizing its impact on the environment and maximizing its involvement in the community, with initiatives to improve our fleet fuel efficiency, lower our electricity consumption and help our refrigerant gas customers recycle this valuable resource.

In addition to many local community service activities, Airgas pursues a number of company-wide endeavors, including our ongoing support of Operation Homefront, a non-profit organization that supports America's military service members.

* Please Note: I have attached the entire LPG Policy. Please note only page 17-19 apply to Walton. These are the distance thresholds for the storage bunkers. We will not fill gases on this site at all.

List of Gas Products that Airgas will stock in Walton, Kentucky

Product	Summary Of Inventory in LBS
Acetylene	233
Industrial Air	38
Argon	5023
Argon Co2 Mixs	5023
Carbon Dioxide	1252
Hellum	132
Nitrogen	4594
Oxygen	7162
Propane	2555
Grand Total	26012

Please note: site improvements would be a new will call / retail space. This would be our main office and small pick up area at the Walton KY location.

Also, I included the concrete improvements and fencing drawings, its included in the email marked external Chandler drive.

The Walton location will mainly store hard goods and safety supplies for resale to customers in Kentucky . All gases will be filled at our site in Ohio and we will only store the above listed quantiles of gases on this site.

* Any cylinder gases stored outside would be fenced and housed in large concrete bunkers according to article 15 Flammable gases storage. Trucks would be stored inside the building at night.

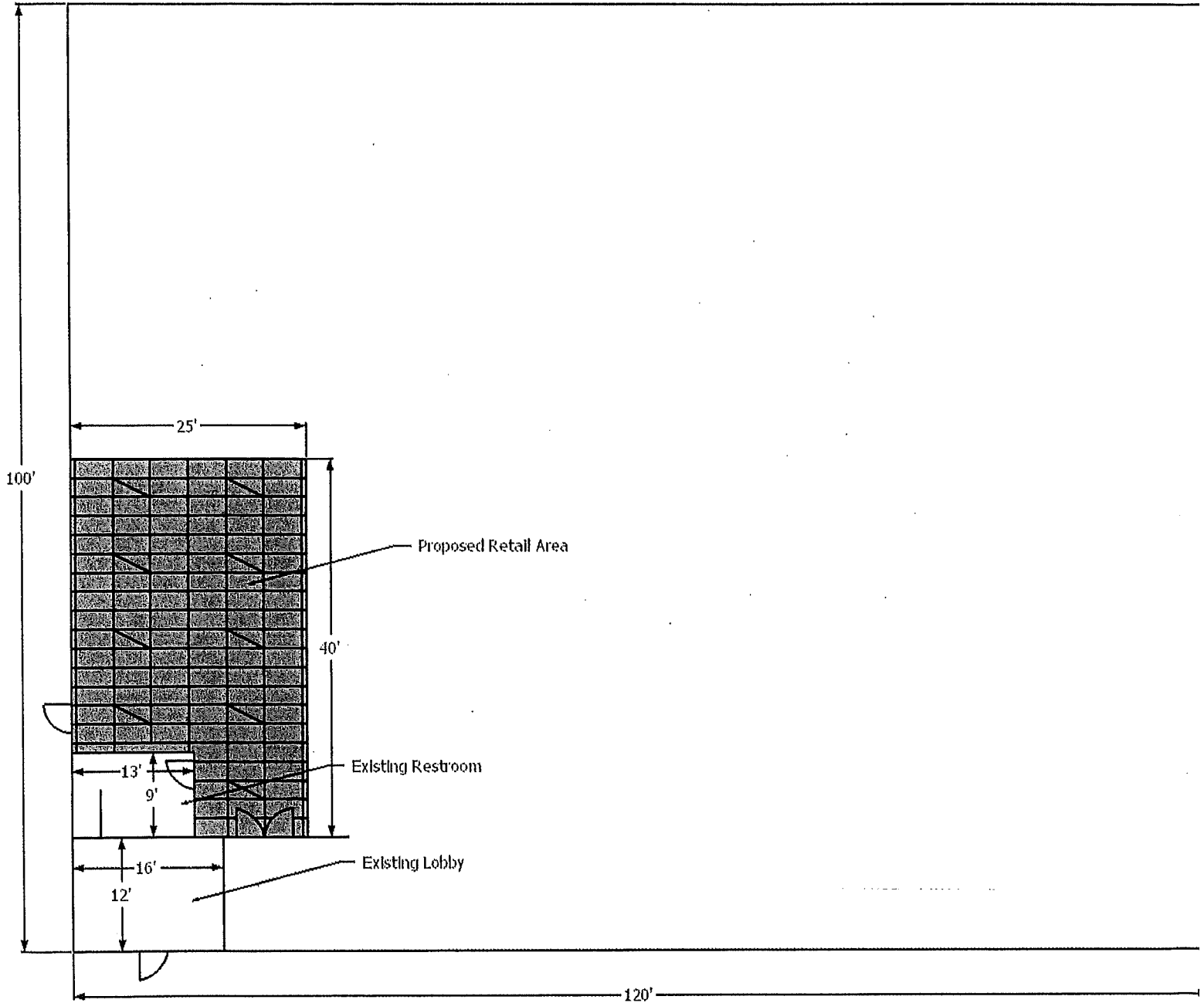
If you have any more questions feel free to call me or Geoff Mangino directly?

Thanks
Joel Lewandowski
Area Vice President
Cell: 330-840-1138

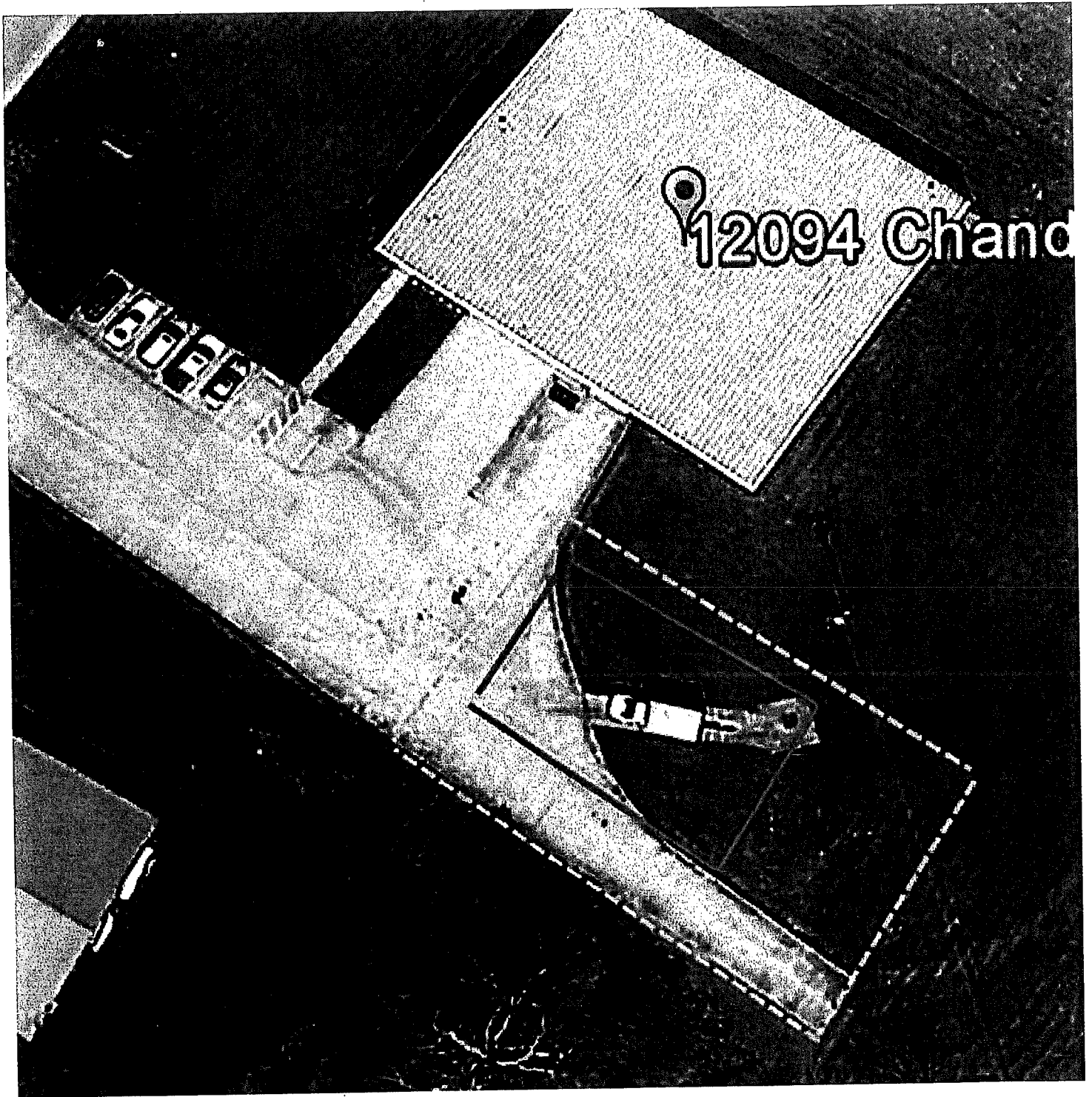
Joel Lewandowski | Area Vice President | Great Lakes Region | Airgas, an Air Liquide company
858 Distribution Drive | Columbus, OH 43228 | 614-308-3730 | ✉: Joel.lewandowski@airgas.com

*Find it with us, anytime, anywhere at **Airgas.com***
<http://www.airgas.com/register>

** Enjoy the freedom of doing business with Airgas at Airgas.com** Sign up at <http://www.airgas.com/register> to view invoice summary and details, download invoices, pay invoices by credit card, view order history, place orders and monitor your cylinder inventory available 24 hours a day.



Interior Floor Plan



Approximate Drawings

Blue Dashed Line = Fence

Red Solid Line = Cement Pad

Concrete:

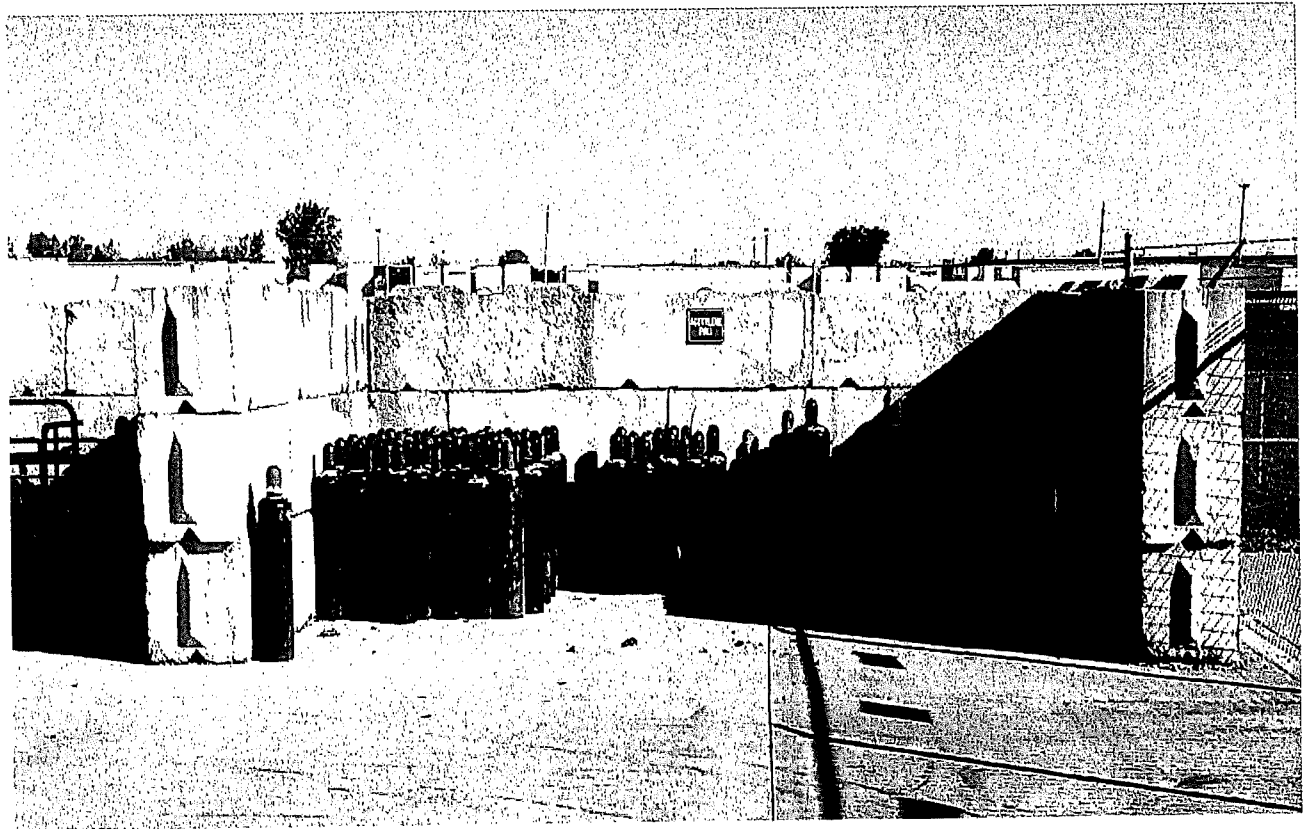
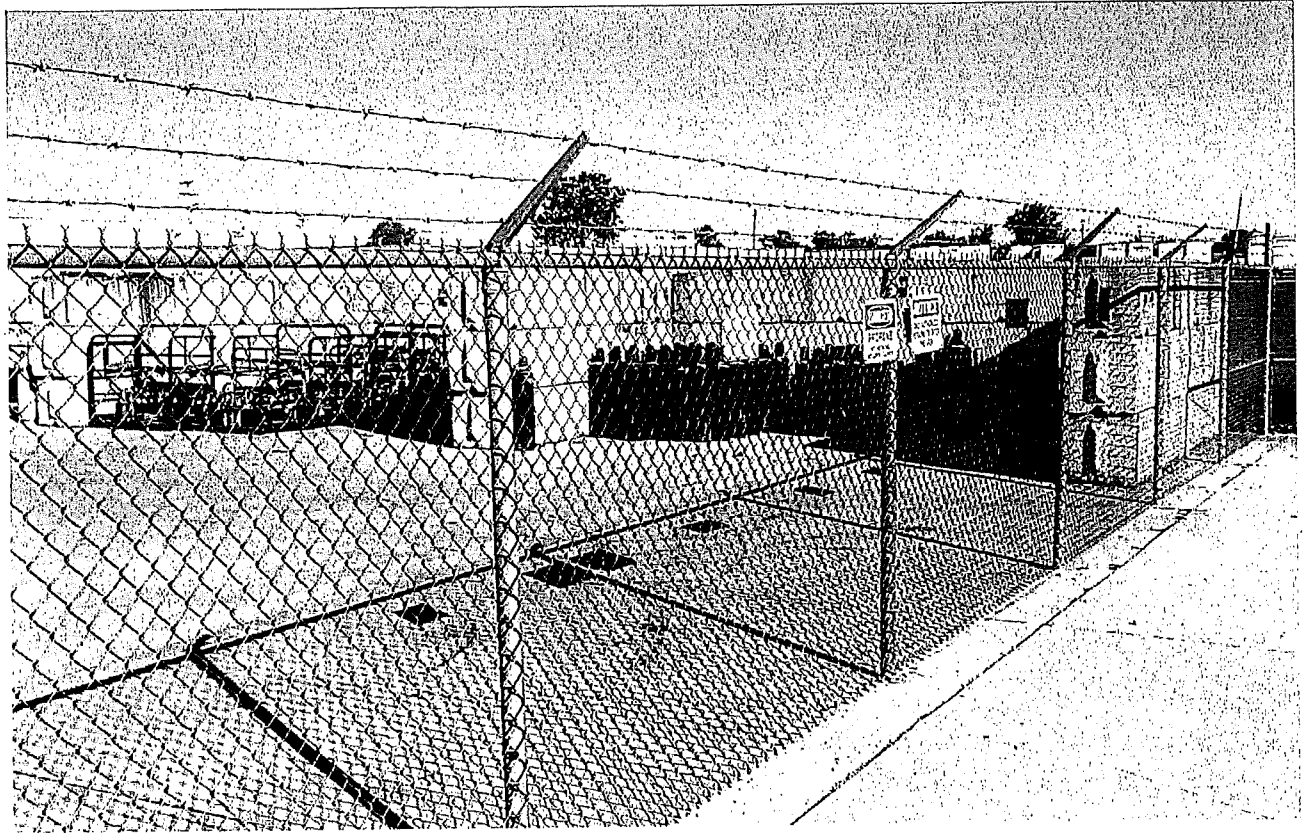
- Excavate 50' x 50' area in grass for 8" thick for
- Saw cut approximately 30' of curb at the drive
- Pour 50' x 50' concrete pad 8" thick against dri
- Broom finish and saw cut joints
- Excavate 132' x 5' area in grass for 4" thick for
- Pour 132' x 5' 4" thick concrete sidewalk with
- Broom finish

Fence:

- Install a 65' x 55' 6' tall chain link fence around
- Install two (2) 12' swing gates at the beginning
- Install a 4' man gate with panic bar

Clyde A. Froslear | Operations Manager – Great Lakes | **Airgas**, an Air Liquide company
10031 Cincinnati Dayton Road | Cincinnati, Ohio 45241 | office: 513.842.7183 | mobile: 513.464.6141 | fax: 513.563.7920
| email: clyde.froslear@airgas.com

Find it with us, anytime, anywhere at Airgas.com



Bunker Storage



Bunker storage

Airgas	SAFECOR POLICY	NUMBER SP-15
SUBJECT:	Flammable Gases	

Flammable gases present some of the greatest physical hazards in our business. Acetylene and liquefied petroleum gas (LPG) are not only the most commonly distributed flammable gases we handle they also present the majority of the risk of fire due to a gas release. Much of these risks are increased because these products have a high turn around rate, which takes its toll on the containers.

Because in our business large quantities of flammable gas containers are stored in proximity to each other, it is necessary to separate them into compartments or separate by distance. This policy does not address indoor storage.

Outdoor storage of flammable gases shall be organized in accordance with following:

- Flammable gases shall not be stored in one contiguous area in quantities in excess of 25 pallet loads.
- Locations where more than 25 pallets of flammable gases are stored, they shall be separated by 20 feet or by a 2-hour fire resistive protective structure that breaks the line of sight above and to the sides of the storage.
- Pyrophoric or flammable gases with other hazards (e.g., toxic gas, corrosive, etc.) shall not be included in flammable storage areas.
- Acetylene and LPG shall be separated from each other and other flammable gases where they are stored in quantities exceeding one pallet load. Separation may be achieved by use of a protective structures or a distance of 20-feet.
- Metal cabinets (up to two maximum) equipped with grated doors may be used as a form of separation at retail locations between acetylene (size Bs and MCs only) and LPG containers where the pressure relief valve is in contact with the vapor space during storage.
- Flammable gas containers may only be in the staging process while the commercial motor vehicle carrying them is actively being loaded or unloaded. See the definition below:

~~Definition of Staging – A process of loading or unloading where hazardous materials are located so they may be loaded from an area or unloaded to an area that facilitates the transportation process.~~

Definition of Indoor Storage – A covered area where more than 25% of its perimeter area is confined. **Note:** A covered area that has no more than one wall (at 180 degrees) is considered to be outdoors no matter how long the wall is.

Definition of Outdoor Storage – A storage area that is not indoors.

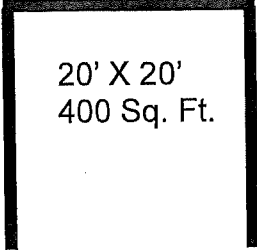
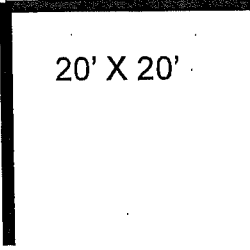
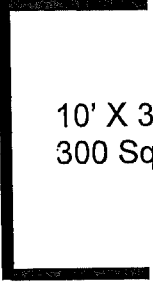
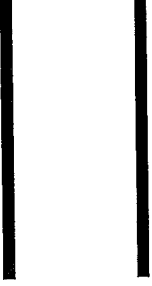
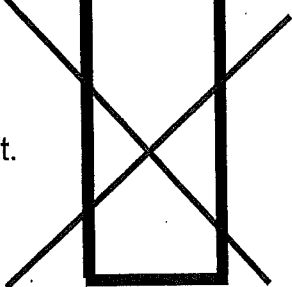
Protective Structures (Firewalls) - Outdoors

Protective structures shall be designed in accordance with the points listed below:

- Masonry construction by use of 8" X 16" cinder 2-cell blocks or other masonry units that provide at least 2-hours fire resistance. Other masonry materials may be used that provide at least 2-hours fire resistance.
 1. Wall height shall be constructed to extend above all components of the containers stored. All protective structures shall be at least 5 1/2 feet high.
 2. Wall length shall be constructed to extend beyond all components of the containers stored.
 3. Storage areas separated by protective structures shall be open on at least two sides. Open on one side is allowed where the storage areas are designed so that the back wall length is no shorter than that of the protruding walls. See the attached diagrams.
- All storage compartments shall have access to a 20 pound ABC rated fire extinguisher within a 50-foot travel distance.
- Storage compartments are nominally designed to be 400 square feet. The intent of this provision is to allow no more than 25 (4' x 4" size) pallets to be neatly and closely organized in storage. *NFPA 55, Compressed Gases and Cryogenics Code* require that no more than 200,000 SCF of flammable gases be stored in one contiguous area.
- PSM and/or RMP locations looking to separate storage areas (processes/stationary sources) should give consideration to each area not containing more than 10,000 pounds of gas. This may require storage areas to be reduced in size.

Approval signatures are maintained in the electronic document control system

A printed copy is only effective on 10/3/2017; the official controlled copy is available on electronic media.
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<p>Diagram 1: Open on One Side</p>	 <p>20' X 20' 400 Sq. Ft.</p>	<p>Allowed, as back wall is as long as the side walls</p>
<p>Diagram 2: Open on Two Sides</p>	 <p>20' X 20'</p>	<p>Allowed, as it is open on two sides.</p>
<p>Diagram 3: Long Back Wall</p>	 <p>10' X 30' 300 Sq. Ft.</p>	<p>Allowed, as back wall is longer than side walls.</p>
<p>Diagram 4: Long Side Walls</p>	 <p>10' X 30' 300 Sq. Ft.</p>	<p>Allowed, as it is open on two sides.</p>
<p>Diagram 5: Long Side Walls with Third Wall</p>	 <p>10' X 30' 300 Sq. Ft.</p>	<p>Not allowed with third wall. Back wall is shorter than side walls, preventing proper ventilation.</p>

Site Considerations for Facilities Handling Flammable Gases

Self Assessment Item	Yes/No
1. Is acetylene, LPG and other flammable gases separated into lots as described in SAFECOR Policy 15?	
2. Are storage areas that are only open on one side designed in accordance with SAFECOR Policy 15?	
3. Is there adequate space for: <ul style="list-style-type: none"> ▪ Cylinder storage and separation ▪ Vehicle maneuvering, backing and parking ▪ Forklift maneuvering ▪ Multiple loading and unloading operations being conducted simultaneously ▪ Cylinder cart and pedestrian traffic 	
4. Are there designated areas for: <ul style="list-style-type: none"> ▪ Pathways ▪ Driveways ▪ Cylinder storage areas 	
5. Is the facility in compliance with the Airgas Safety Manual, "Housekeeping and Facility Inspections"?	
6. Is the facility in compliance with the Airgas Safety Manual Safety Contacts.	
7. Is the facility in compliance with the Airgas Safety Manual "Process Safety and Risk Management" if applicable?	
8. Does the facility maintain good housekeeping practices, including the control of scrap cylinders and other extraneous materials?	
9. Are the risks of vehicular traffic controlled during flammable gas loading and unloading operations? This includes freight deliveries, customers, contractors and others.	
10. Have all personnel who may operate forklifts been trained and certified on each make and model of forklift located at the facility?	
11. Where the facility has undergone significant product or sales growth, expansion of the physical property/storage area has also occurred.	
12. Are forklifts properly designated for handling flammable gases?	
13. Have all associates engaged in the loading, unloading and transportation of acetylene been trained in <i>Handling Acetylene Cylinders In Fire Situations?</i> (CGA SB-4 and/or AV-9).	
14. Where multiple forklift operations occur in the same area, activities are coordinated to ensure safety during flammable gas loading and unloading operations.	

Approval signatures are maintained in the electronic document control system

A printed copy is only effective on 10/3/2017; the official controlled copy is available on electronic media.

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15. Forklift operators carry loads as low as possible and a recommended fork height of 4 inches is observed.	
16. Forklift operators slow down and sound the horn at cross isles and other locations where vision is obstructed.	
17. Where the load being carried obstructs forward view, the driver is required to travel with the load trailing.	
18. Are temporary cylinder storage and staging activities avoided?	
19. Are small flammable gas cylinders such as "B" and "MC" acetylene properly secured during transportation and movement?	
20. Where elevated storage racks are used, flammable gas storage is restricted to 400 square feet of bottom pallet surface area. For example, 200 square feet on the bottom level plus 200 square feet on the top level equals 400 square feet.	

If the response to any of these questions is "No", this is cause for concern and immediate corrective action must be taken.

Airgas	SAFECOR POLICY	NUMBER 14
SUBJECT:	LPG Safety Policy	

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Purpose

This policy is intended to convey requirements (but not all inclusively) for the storage of full and partially full portable LPG containers, filling of new or retested cylinders or those returned for refill, and the locating of bulk container installations. This policy does not address the loading and unloading of LPG containers, the placement or use of LPG containers provided as a fuel source for appliances at Airgas sites or installations at customer sites where installed in accordance with NFPA 58, Liquefied Petroleum Gas Code.

Note: Where states or jurisdictions have different or additional requirements that meet or exceed the requirements of this Bulletin, the jurisdiction's requirements shall supersede those in this policy.

The nationally recognized standard and common statute enforced is NFPA 58, Liquefied Petroleum Gas Code. Compliance with NFPA 58 is required. In some instances within this document, NFPA 58 provisions are superseded with more restrictive provisions by Airgas Policy.

Definitions

- CGA (Compressed Gas Association) – Referred to in this document with regards to their efforts to standardize cylinder valve connections, provide guidance on cylinder inspection and requalification programs, etc.
- LPG (Liquefied petroleum gas) – Any material having a vapor pressure not exceeding that allowed for commercial propane that is composed predominantly of the following hydrocarbons, either by themselves or as mixtures: propane, propylene, butane (normal butane or isobutene) and butylenes. **Note:** Commercial propane has a vapor pressure of 124 psig @ 70° F. (208 psig @ 100° F.) Propylene exceeds 124 psig @ 70° F with a vapor pressure of 133 psig and is considered an LPG by Special Provision 19 to Proper Shipping Name Propylene of the Hazardous Materials Table. Propylene, when in cylinders, is required to be in those with a 260 psig service pressure rating.
- Partially Full Cylinders – Cylinders containing LPG at a pressure above zero psig at normal temperature and pressure (68 °F.)
- Portable Tank – Portable containers with a water capacity greater than 1000 pounds (119 gallons.)
- Public Way – A street, alley or other parcel of land open to the outside air leading to street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet.
- NFPA – National Fire Protection Association
- Spitter Valve – Slang term used to describe the method of filling cylinders without the use of scales. Spitter valves are connected to dip tubes which are made to a specific length, discharging liquid to provide a rough measurement of fill density. This method of filling is not allowed on Airgas property or any time a cylinder is being offered for transportation.
- Shack – is a naturally ventilated non-combustible building, open on at least one side and only intended to provide weather protection during liquid transfer of LPG from the bulk storage tank to cylinders or portable tanks. The covered floor area is 120 s.f. or less.

- Stacking of LPG – the locating of LPG cylinders directly above another where the cylinders are in direct contact.
- Staging – A process of loading or unloading where hazardous materials are located so they may be loaded from an area or unloaded to an area that facilitates the transportation process.
- TW (Tare Weight) – the weight of a cylinder and valve connection. This is a critical measurement, which is to be accurate within 1%. Tare Weights that differ from actual weights by more than 5% are cause for the cylinder to be requalified by water jacket hydro-test or proof pressure test before filling. Tare Weights that differ from actual weights by more than 10% are cause for the cylinder to be condemned.
- WC (Water Capacity) – Uniform measurement of cylinder volume determined by water weight capacity. With WC known, fill density can be calculated for various gas products.

Filling of New or Retested Cylinders or Those Returned For Refill

1. All cylinders shall be inspected prior to filling in accordance with the procedure, *Pre-fill Inspection of Low Pressure Cylinders*.
2. All cylinders shall be filled in accordance with the procedure, *Filling LPG Cylinders*.
3. All LPG cylinders shall be filled in accordance with the Airgas filling limits in the tables below:

Note: The tables below lists the new Airgas maximum capacities for low pressure cylinders with a 240 psi or 260 psi service pressure containing LPG (as labeled), MAPP, Propane, Propylene, Butane, 1-Butene, Isobutane and Isobutene (or isobutylene.) Nominal water weight capacities are also listed below.

LPG Gases Maximum Capacity Table

W.C. (lb. - oz.)	LPG (lb. - oz)	MAPP (lb. - oz)	Propane (lb. - oz)	Propylene (lb. - oz)	Butane	1-Butene	Isobutane	Isobutene
11-9	4-0	5-0	4-0	4-0	5-0	5-0	5-0	5-0
11-15	4-0	5-0	4-0	4-0	5-0	6-0	5-0	6-0
17-8	7-0	8-0	7-0	7-0	8-0	8-0	8-0	8-0
23-13	9-0	10-0	9-0	9-0	11-0	12-0	11-0	12-0
24-9	9-0	11-0	9-0	10-0	12-0	12-0	11-0	12-0
47-10*	17-0	21-0	17-0	19-0	22-0	23-0	21-0	23-0
71-7*	28-0	32-0	26-0	29-0	34-0	35-0	33-0	35-0
80-0 (Forklift)	32-0	N/A	32-0	N/A	NA	NA	NA	NA
95-4*	38-0	43-0	34-0	39-0	46-0	47-0	44-0	47-0
104	41-0	47-0	41-0	43-0	50-0	52-0	48-0	52-0
120	48-0	54-0	48-0	50-0	58-0	60-0	55-0	60-0
134	53-0	61-0	53-0	NA	65-0	67-0	62-0	67-0
143	57-0	65-0	57-0	59-0	69-0	72-0	67-0	72-0
239	95-0	109	95-0	99-0	116	120	111	120
454	182	207	182	191	220	228	211	228
820	328	373	328	344	397	381	401	412
1000	400	456	400	418	483	502	464	502

* See Cylinder Fill Densities Information regarding cylinders equipped with Overfill Protection Device (OPD) valves.

Note: No more than one cylinder that is ready to have its residual flared may be in proximity of one involved in the flaring process. This does not include the flare unit LPG cylinder used to support the pilot light.

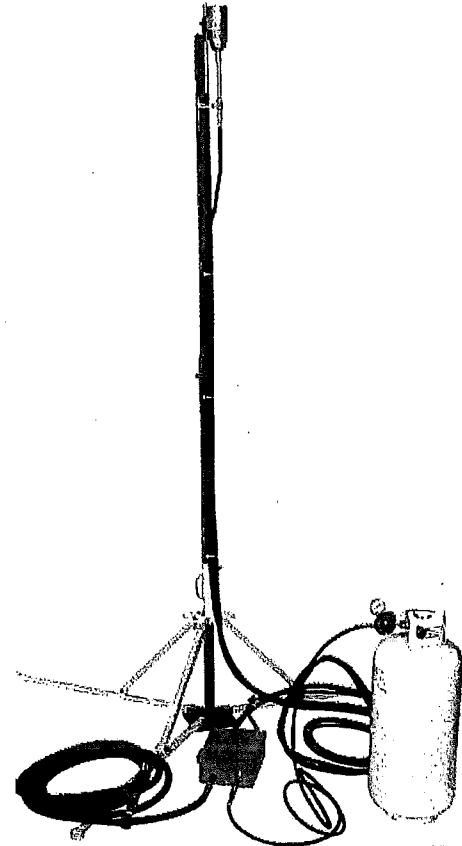
1. Flaring shall not be performed unattended.
2. A 20-pound ABC rated fire extinguisher shall be mounted within a travel distance of 50 feet.
3. To provide the capability to determine the direction of wind, a wind-sock shall be installed at a point visible from where flaring occurs.
4. Before the first time flaring is performed on a site, the local fire department shall be notified.

Note: The flare unit may require frequent cleaning of the electronic ignition system.

Storage of Full and Partially Full Portable LPG Containers

1. Containers shall be kept away from buildings, except buildings where they are filled, property lines that can be built on and public ways in accordance with NFPA 58 and the table below:




Distances to Buildings and Property Lines That Can Be Built On

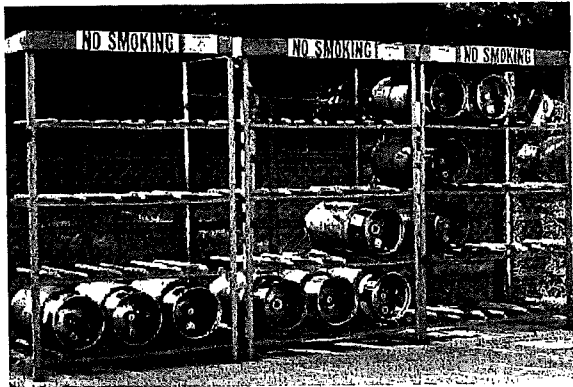



Quantity of LPG (pounds)	Separation Distance ⁴ (feet)
0 to 6000	10 ^{1, 2, 3}
> 6000 to 10000	20 ¹
> 10000	25 ¹

- 1 Where a fire protective structure is provided, the minimum distance may be reduced to 5 feet. Protective structures shall be at least 5½ feet high, non-combustible with a fire-resistive rating of 2-hours and designed to break the line of sight of the exposure and the containers.
- 2 Where storage cabinets professionally designed for LPG containers with caged covers are provided for limited use (two cabinets maximum) of LPG, the cabinets may be stored against the building exterior wall provided the wall is constructed of non-combustible materials. The cabinets should be located so the protected sides of the cabinet are nearest the building wall. This footnoted provision does not apply to buildings used to house LPG filling operations.
- 3 There is no distance separation required between LPG portable containers and buildings (other than shacks) designed to house LPG filling operations.
- 4 Quantities of LPG installed on forklifts are not within the scope of the Bulletin.

2. A mounted fire extinguisher (18 pound BC rated) shall be accessible within 50 feet of LPG storage areas. A 20 pound ABC rated fire extinguisher is an acceptable alternative.
3. Containers in storage or transportation shall be oriented so that the pressure relief valve is in contact with the vapor space.
4. LPG containers shall not be stacked as required by NFPA 58, 6.4.5.1. It is allowed while in the transportation process and while properly secured. See photo below and the definition of stacking located on page 3 of this document.

		
<p align="center">Correct – While in Transportation</p> <p>Cylinders must be designed with interlocking collars and foot-rings. Note that the collar of the lower cylinder must be of sufficient height to ensure that the convex portion of the cylinder above does not come into contact with any valve or other appurtenance. Upper rail must extend a minimum of 49 inches above the pallet or truck's floor, in order to support upper cylinders.</p>		<p>The above pallet design incorporates a steel platform which separates cylinders. Pallets of this design may also be used both for transportation and stationary storage.</p>

	
<p align="center">Correct – While in Storage.</p> <p>All cylinders must be oriented so that Pressure Relief Device is in communication with the vapor phase, including both full and partially full cylinders.</p>	

5. LPG containers may only be in the staging process while the commercial motor vehicle carrying them is actively being loaded or unloaded.
6. Containers shall be separated from exposures in accordance with the provisions of NFPA 58 and the table below:

Distance to Specific Exposures

Exposure	Minimum Distance (feet)
Smoking, open flames or welding	25
Building openings except buildings where they are filled.	10
Combustible materials, such as vegetation and wooden pallets.	10
Vehicles	15
6000 pounds or less to public ways	15
Quantities greater than 6000 pounds to public ways	20
Quantities greater than 10000 pounds to public ways	25
Liquid transfer operations	10 ¹
Vertical plane of overhead power lines.	6

Portable LPG containers shall be separated from incompatibles as indicated below:

Full and partially full portable containers other than flammable and non-flammable gases.	20 ²
Full and partially full portable containers containing ammonia.	20 ²
Aggregate quantities of LPG less than or equal to 1200 gallons from quantities of oxygen greater than 400 SCF and less than or equal to 20000 SCF.	25 ^{2,3}
Aggregate quantities of LPG greater than 1200 gallons from quantities of oxygen greater than 20000 SCF.	50 ^{2,3}
Aggregate quantities of LPG less than or equal to 500 gallons from quantities of hydrogen greater than 400 SCF and less than or equal to 3000 SCF.	10 ^{2,3}
Aggregate quantities of LPG greater than 500 gallons from quantities of hydrogen greater than 400 SCF and less than or equal to 3000 SCF.	25 ^{2,3}
Aggregate quantities of LPG greater than 500 gallons from quantities of hydrogen greater than 3000 SCF.	50 ^{2,3}

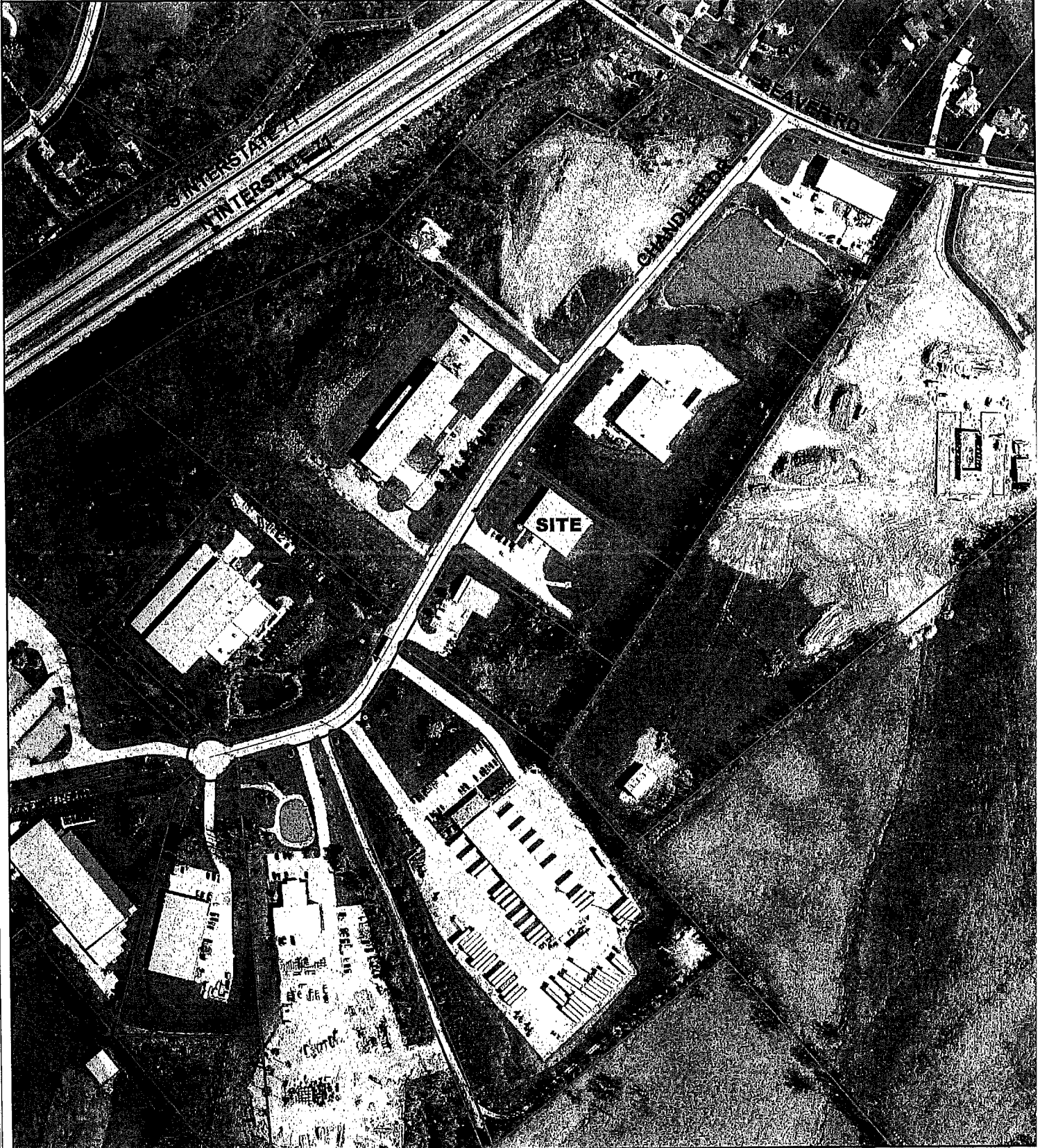
¹ Other than containers being filled

² Separation may also be achieved by providing a (5 feet minimum) 1/2-hour fire resistive partition made of non-combustible material that breaks the line of sight between the containers and exposures.

³ Reference NFPA 58 Table 3.2.2.6 (f).

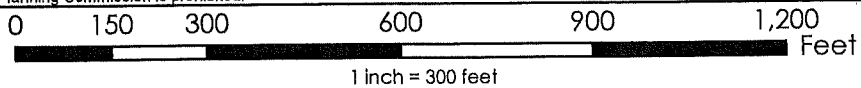
2016 AERIAL MAP

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Boone County GIS
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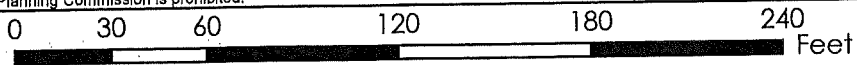
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1 inch = 60 feet



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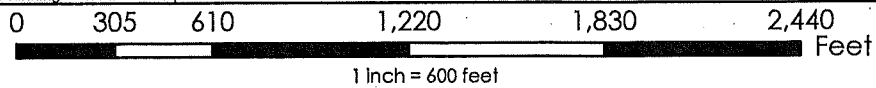
ZONING MAP

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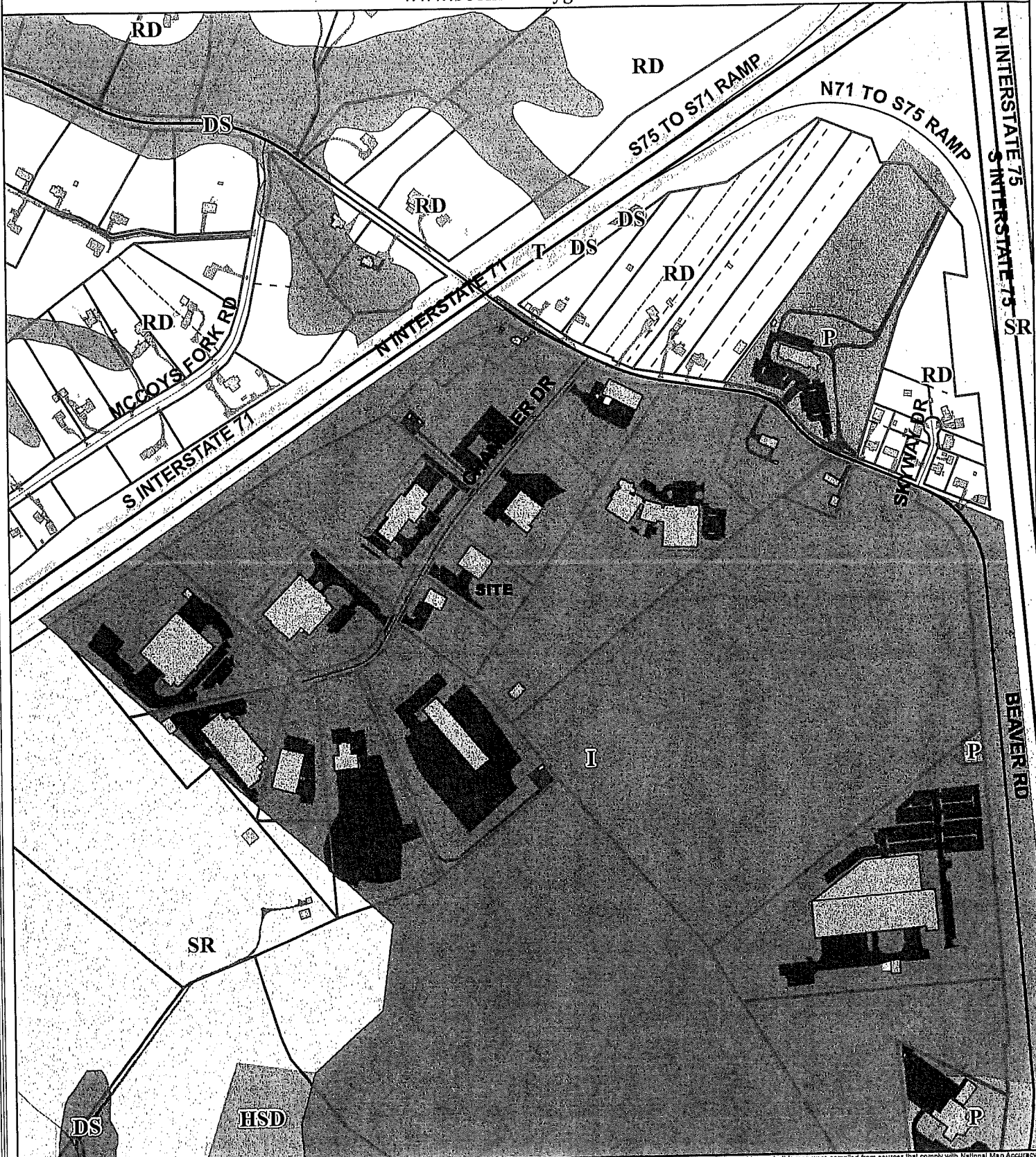


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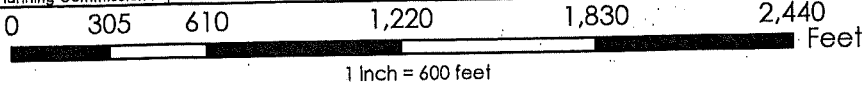
2035 FUTURE LAND USE MAP

www.boonecountygis.com

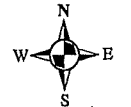


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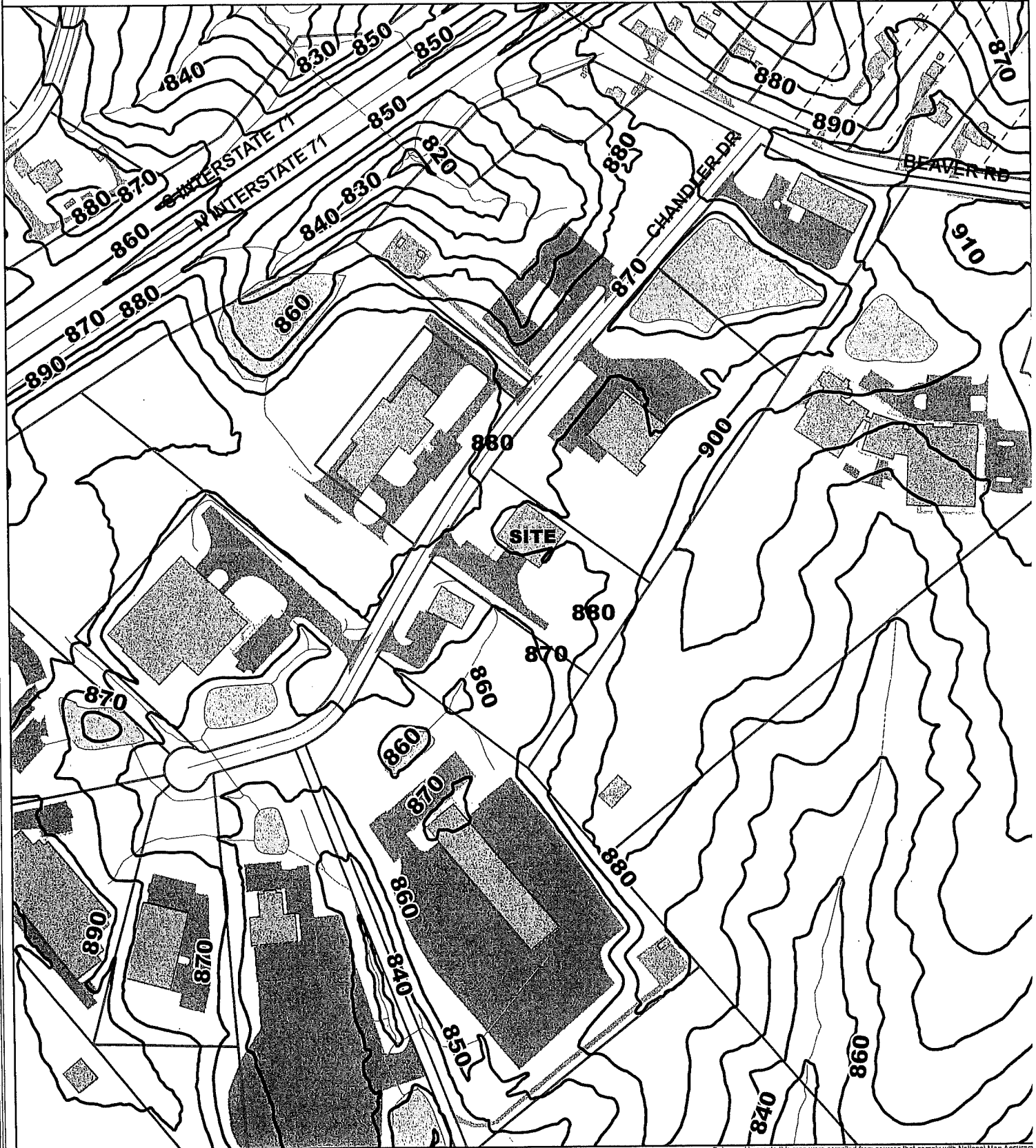


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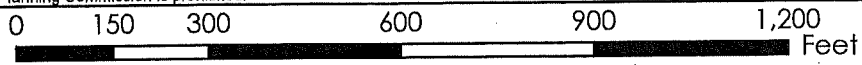
TOPOGRAPHICAL MAP

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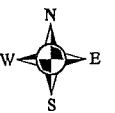


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Todd Morgan

From: Mark Martin
Sent: Monday, October 16, 2017 4:55 PM
To: Todd Morgan
Cc: Jerry Noran; 'tom.ollier@waltonfireky.com'; Donald Wright
Subject: Airgas Chandler Dr., Walton

Todd,

The materials to be handled at this location are hazardous in nature but, do not present an unacceptable risk if stored in accordance within the applicable guidelines of the 2013 Kentucky Building Code and applicable requirements of the Kentucky Standards of Life Safety. Hazardous material storage permits must be obtained from the Kentucky State Fire Marshalls office.

Let me know if you have additional questions regarding this project.

Thanks,

Mark E Martin
Assistant Chief Building Official

Boone County Building Department
2950 Washington St.
Burlington, KY 41005
TEL (859) 334-2218
FAX (859) 334-3137
E-Mail: mmartin@boonecountyky.org
<http://www.boonecountyky.org>

Todd Morgan

From: Joey Vest <Joey.Vest@waltonfireky.com>
Sent: Tuesday, October 17, 2017 3:18 PM
To: Todd Morgan
Cc: Thomas Ollier
Subject: Airgas

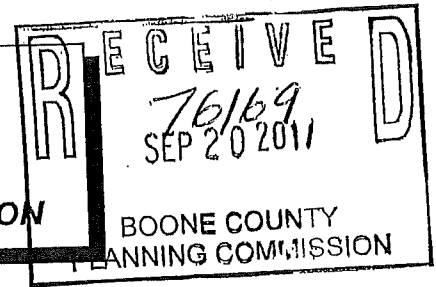
Mr. Morgan,

The fire department has no issues with Airgas moving into the building on Chandler Drive. We will do whatever we possibly can to work with Airgas to make the transition smooth. If you have any questions, please don't hesitate to contact us at the fire station anytime. (859) 485-7439.

Sincerely,
Asst. Chief Joey Vest

APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION



FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED
See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

1. (Check One) Boone _____ Florence Walton _____ Union _____
2. (Check One) Conditional Use Permit _____ Variance _____ Appeal _____
Change in Non-Conforming Use _____
3. Applicant's Name Mark Grisik
Applicant's Address 1 Southwood Dr.
Alexandria KY 41001
City State Zip
4. Phone Number 606-301-3344 Fax No. _____ E-Mail mgrisik@zoomnet.net
Description of Request: Airgas Operation, see description
Storage of Gas
5. Name of Development _____
6. Location of Development 12094 Chandler Dr.
Walton Ky
7. Acreage Under Review 2.5433
8. Lot Number and Name of Subdivision (if part of a subdivision)
Part of Lot 6, International Industrial Park
9. Owner of Property Mark Grisik, owner by contract
Address of Property Owner 1 Southwood Dr.
Alexandria KY 41001
City State Zip
10. Phone Number 606-301-3344 Fax No. _____ E-Mail mgrisik@zoomnet.net
Proposed Use(s) on Site Airgas Operation, see description
11. Total Square Footage of Existing and/or Proposed Buildings 12000 sqft +/-
12. Current Zoning on Property I-1
13. Deed Book 503 Page No. 109 Group No. 2077A
14. Is the site subject to a zone change? _____
If yes, give date of approval _____
15. Have you submitted a Site Plan with this request? _____
16. Have you submitted a list of adjoining property owners with this request? Yes
17. I, or we, understand and agree that this application and drawing(s) are being filed in
18. accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Mark Grisik
1 Southwood Drive
Alexandria, KY 41001
- 2. ADDRESS OF PROPERTY
12094 Chandler Drive
Walton, KY 41094
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Airgas Operation

4. DEED BOOK 503 PAGE NO.109 GROUP NO. 2077A

5. TYPE OF RESTRICTION(S) (Check all that apply)

- Zoning Map Amendment: Conditional Use Permit
From _____ To _____
- Development Plan Conditional Zoning
- Subdivision Plat Other:
(Not Recorded)
- Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005

Todd K. Morgan
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP – Senior Planner
Name and Title of Completing Official

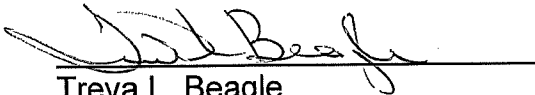
COPY

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

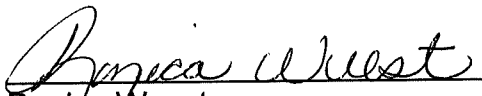
on behalf of the Boone County Planning Commission this 6 day of November, 2017.



Treva L. Beagle
Notary ID 499309
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2017

This instrument was prepared for recording purposes only by:



Ronica Wuest
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

COPY

CLUR #17-WBOA-002-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Board of Adjustment and in accordance with the current zoning in effect as of October 26, 2017 Certificate of Land Use Restriction (#17-WBOA-002-A), for Mark Grisik, Property Owner(s).

The following conditions will apply:

1. The outside tank storage limits (50'x 50' pad) shall not be expanded unless another Conditional Use Permit is approved by the Board.
2. The rear of the chain link fence compound shall be screened with PVC or metal privacy slats.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 503

PAGE NO. 109

GROUP NO. 2077A