



# City of Grand Island

Tuesday, June 12, 2018

Council Session

## Item E-3

**Public Hearing on Request from GSI Engineering, LLC for a Conditional Use Permit to Install and Operate a Remediation System to Address Petroleum Contamination located at 2028 East Highway 30**

*Council action will take place under Request and Referral item H-1.*

Staff Contact: RaNae Edwards

# **Council Agenda Memo**

**From:** Craig A. Lewis, Building Department Director

**Meeting:** June 12, 2018

**Subject:** Request of GSI Engineering on behalf of Bosselman Inc. for a Conditional Use Permit for a Temporary Remediation Trailer located at 2028 East Highway #30

**Presenter(s):** Craig Lewis, Building Department Director

## **Background**

This request is for approval of a conditional use permit to allow for the temporary placement of a remediation system to facilitate the removal of petroleum contamination from groundwater at the site. The site is currently zoned (M-2) Heavy Manufacturing. Trailers and temporary buildings are only allowed within this zoning classification if approved by the City Council in the form of a conditional use permit. The request is for approval of a five year period.

## **Discussion**

This proposal is to allow for the use of the trailer at the site to aid in the clean up of groundwater. The proposed length of time is for five years, City code provides for a two year approval with the possibility of subsequent approvals. The site location is such that it would not appear that this request will have any negative impact on the neighboring properties, and no concerns have been presented.

Past approvals for these types of request have been granted for five year durations as the process appears to extend past a two year period.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request for a conditional use permit finding that the proposed use is a listed conditional use in the zoning code and that it will not be detrimental to public health, safety, and the general welfare of the community.

2. Disapprove or /Deny the request finding that the proposal dose not conform to the purpose of the zoning regulations.
3. Modify the request to meet the wishes of the Council
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue.

### **Recommendation**

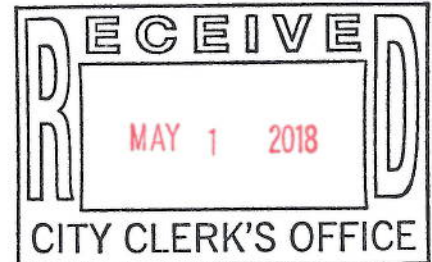
City Staff recommends that the Council approve the request for the five year durations requested, finding that the proposal does promote the health , safety, and general welfare of the community, does protect the property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

### **Sample Motion**

Move to approve the request for a conditional use permit to allow for the use of a temporary vapor extraction facility for a five year period, finding that the applications does conform with the provisions of the zoning regulations.

April 30, 2018

Craig Lewis  
City of Grand Island  
Building Department  
P.O. Box 1968  
Grand Island, Nebraska 68802-1968



RE: Conditional Use Permit Application  
2028 East Highway 30  
Grand Island, Nebraska  
NDEQ ID: 054790  
NDEQ Program ID: LST 031894-GW-1520  
GSI Project No. 2205828

Dear Mr. Lewis:

GSI Engineering, LLC (GSI) is pleased to present this application for a Conditional Use Permit for 2028 East Highway 30, Grand Island. The application is for the installation and operation for a remediation system to address petroleum contamination. This work is being done at the request of the Nebraska Department of Environmental Quality (NDEQ) in connection with the investigation of a former leaking underground storage tank. Please note that no leak is occurring at this time.

GSI will install an enclosed trailer which houses the remediation system. GSI estimates the system will be on-site for approximately five years, although the exact time frame is difficult to predict. Once the NDEQ determines that the system is no longer needed, GSI personnel will remove the system. During the time of operation, GSI personnel will periodically return to inspect the system to make sure it is operating efficiently.

Thank you for your assistance. Should you have any questions or require additional information, please contact Carrie Thomas at 308.381.1987 or [cthomas@gsinetwork.com](mailto:cthomas@gsinetwork.com).

Respectfully,  
GSI Engineering, LLC

Prepared by,



Carrie A. Thomas  
Environmental Scientist

Reviewed by,



Rick L. Bean, P.G.  
Director of Environmental Operations

Attached: Conditional Use Permit Application  
GSI check #1229

## Conditional Use Permit Application

pc: Building, Legal, Utilities  
Planning, Public Works

1. The specific use/construction requested is: to install & operate a remediation system to address petroleum Contamination
2. The owner(s) of the described property is/are: Bosselman, Inc. KNA Bosselman Pump & Pantry, Inc.
3. The legal description of the property is: Bosselman, Sublot 1
4. The address of the property is: 2028 East Highway 30
5. The zoning classification of the property is: M2
6. Existing improvements on the property is: See Attached Commercial Data Sheet from Hall County Assessor.
7. The duration of the proposed use is: 5 years
8. Plans for construction of permanent facility is: No permanent Structure
9. The character of the immediate neighborhood is: Commercial/Industrial
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.

11. Explanation of request: See Cover Letter.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

4/30/18  
Date

308-381-2800 x 134  
Phone Number

Brandi Bosselman, VP  
Bosselman, Inc., KNA Bosselman Pump  
& Pantry Inc. 1607 S. Locust St., Suite  
Address  
Grand Island, NE 68802-4905  
City State Zip

**Please Note: Delays May Occur if Application is Incomplete or Inaccurate.**



