



City of Grand Island

Tuesday, October 27, 2020

Council Session - Updated

Item E-1

Public Hearing on Request from LPB, LLC for a Conditional Use Permit for Placement of a Soil and Groundwater Remedial System located at 704 West 3rd Street

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

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: October 27, 2020

Subject: Request of Coranco Great Plains, Inc. on behalf of LPB, LLC for a Conditional Use Permit for a Temporary Trailer located at 704 West 3rd Street

Presenter(s): Rashad Moxey – Planner

Background

This request is for approval of a conditional use permit to allow for the placement of a soil vapor extraction trailer to facilitate the removal of free phase petroleum from soil and groundwater at 724 West 3rd Street. The site is currently zoned (B-3) Heavy Business. 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.

Discussion

This proposal is to allow for the use of the trailer at the site to aid in the cleanup of soil and groundwater contaminates. The proposed length of time is for five years, however City Code provides a two year approval. 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.

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 does 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 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 two year period, with the possibility of extensions finding that the application does conform with the provisions of the zoning regulations.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: Placement of Soil and Groundwater remedial system.
2. The owner(s) of the described property is/are: LPB, LLC
3. The legal description of the property is: Railroad Addition Lots 7 & 8 of Block 109
4. The address of the property is: 704 W. 3rd Street
5. The zoning classification of the property is: Commercial
6. Existing improvements on the property is: 3,000 sq ft Office, 336 sq ft Mini Storage, Asphalt paved lot
7. The duration of the proposed use is: Up to 5 years.
8. Plans for construction of permanent facility is: Placement of 6'x12' cargo trailer to house remedial equipment.
9. The character of the immediate neighborhood is: Commercial
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: This is a request for the authorization of the placement of a cargo trailer for use as a groundwater remedial system enclosure. This enclosure (trailer) will house the remedial equipment utilized during remedial system operation.

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

9/24/2020

Date

(402)443-4340
Phone Number

Larry Dostal - CGP

Coranco Great Plains, Inc - Project Manager Larry Dostal

Owner(s)

141 W. 10th Street

PO Box 23

Wahoo, NE 68066

ldostal@corancogreatplains.com

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

SECTION 1.3– Remedial Recommendations

CGP is working with the City of Grand Island for access on this project.

Soil Vapor Extraction (SVE) will be feasible for the removal of residual petroleum impacted soil from the source area. The native lithology will allow for sufficient radius of influence from SVE and AS wells to address the contamination at the facility. It is proposed that four SVE wells (SVE1 through SVE4) be installed. CGP will repurpose a NDEE surplus SVE remedial system that utilizes a New York Blower Company 2006A Pressure Blower powered by a 5hp electric motor. This unit is capable of generating 500 cfm of flow. A 75 foot radius of influence is anticipated from the SVE system.

Eight AS wells (AS1 through AS8) are proposed to address the groundwater contamination at the facility. CGP recommends the incorporation of a new Becker KDT3.100 or equivalent rotary vane compressor into the repurposed remedial system. This model of compressor can supply the necessary air flow and pressure to the proposed AS wells. A 35 foot radius of influence is estimated from the AS system. The location of the sparge wells is up-gradient of the contamination. Dissolved oxygen should migrate to the contaminated area and should create favorable conditions for contamination degradation. This may be a slower process than directly addressing the source area, however due to the lack of access to the property, this is the most feasible alternative to address the contamination.

Conditional Use Permit Application: 704 W. 3rd Street Extraction of Ground Water and Soil Contaminates



Conditional Use Permit Application: Coranco Great Plains, Inc
Presenter: Rashad Moxey Planner I
Grand Island City Council: October 27, 2020