



City of Grand Island

Tuesday, October 25, 2022

Council Session

Item E-4

Public Hearing on Request from Coranco Great Plains, Inc. on behalf of LPB, LLC for a Conditional Use Permit for continued Operation 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 25, 2022

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

Presenter(s): Craig Lewis, Building Department Director

Background

This request is for approval of a conditional use permit to allow for the extended placement of a soil vapor extraction trailer to facilitate the removal of free phase petroleum from soil and groundwater at 724 W. 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 limited to two years.

The original permit was granted on October 27, 2020 for a two year period.

Discussion

This proposal is to allow for the continued use of the trailer at the site to aid in the clean-up of soil and groundwater contaminates. The proposed length of time was for five years, however the City code provides a two year approval. The site location is such that it has not appeared to 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 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 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 continued use of a temporary vapor extraction facility for an additional two year period, with the possibility of extensions finding that the applications does conform with the provisions of the zoning regulations.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

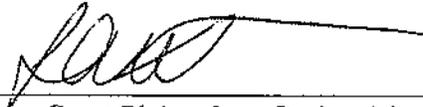
1. The specific use/construction requested is: Continued operation of Soil and Groundwater remedial system.
2. The owner(s) of the described property is/are: LPB, LLC
3. The legal description of the property is: Railroad Addition Lots 7 & 8 of Block 109
4. The address of the property is: 704 W. 3rd Street
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: 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 continued use of a cargo trailer for use as a groundwater remedial system enclosure. This enclosure (trailer) contains the remedial equipment utilized for the 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.

10/4/2022

Date

(402)443-4340
Phone Number



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.