



City of Grand Island

Tuesday, May 21, 2002

Council Session

Item E2

Public Hearing to Consider Revocation of Conditional Use Permit for Automobile Wrecking Yard, Oakleaf Auto Crushing, 1803-1911 Eldorado Street

Previously the Mayor and City Council have received copies of a letter dated May 1, 2002, advising Craig Oakleaf, d/b/a Oakleaf Auto Crushing, of the intent of the City Attorney's Office, Code Compliance Officer and Building Department to conduct a public hearing to consider revocation of the conditional use permit for the automobile wrecking yard operated at 1803-1911 Eldorado Street, Grand Island, Hall County, Nebraska. This business has been in operation for more than two decades, accompanied by virtually continual enforcement action going back to at least October 13, 1981, at which time Oakleaf Auto Crushing was sent a letter by then Assistant City Attorney William Shreffler, advising the manager of complaints regarding junked vehicles and junked vehicle parts being stored outside the fence in the public right-of-way and that the fence did not meet the requirements set forth in the Grand Island City Code requiring that it be at least eight feet in height and site obscuring in nature. Additional correspondence was sent periodically to this business over the years and virtually innumerable personal conversations have been conducted between city staff and manager Craig Oakleaf.

The results of the conversations have been periodic minimal improvements related solely to removing junked vehicles, vehicle parts and salvage materials from Eldorado Street but there has never been any significant progress toward lowering the height of the stacks of material which reach above the fence and the business has continued to use Lot 18, Frank P. Bark's Subdivision No. 2 adjacent to the west side of the yard in violation of the Grand Island Zoning Code. Because the adjacent property is zoned R4, it cannot be used as a salvage yard or for any of the uses to which Oakleaf Auto Crushing has been utilizing the property for a number of years.

We have received repeated promises during the course of our many visits with Mr. Oakleaf that corrections and improvements will occur but as mentioned earlier, other than removing temporarily junk from Eldorado Street temporarily, nothing has changed. In fact, when the May 1 letter was sent the entire operation was in worse condition and greater violation of the City Code than has ever been the case previously. We are recommending that the conditional use permit be revoked so that the City can proceed to bring the operation to closure. As an alternative, the Grand Island City Council may revoke the existing conditional use permit and reissue a new permit with additional conditions and periodic review opportunities.

Staff Contact: Charlie Cuypers