



City of Grand Island

Tuesday, August 25, 2015

Council Session

Item E-3

Public Hearing on Request from Grand Island Associates, LLC for a Conditional Use Permit to Install and Operate a Remediation System to Address Petroleum Contamination located at 1607 South Locust Street

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

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: August 25, 2015

Subject: Request of GSI Engineering on behalf of Grand Island Associates LLC for Approval of a Conditional Use Permit to Allow a Temporary Remediation Trailer located at 1607 S. Locust

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 (B-2) General Business with an (AC) Arterial Commercial Overlay Zone. 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.

The proposal includes the installation of a privacy fence for screening, it does appear appropriate to include this as a condition to any approval as the Business Improvement District and local property owners have a considerable investment in providing landscaping along the South Locust street corridor.

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 application is and will continue to be in conformance with the purpose of the zoning regulations.
2. Disapprove or /Deny the request, finding that the proposed application does not conform to the purpose of the zoning regulations.
3. Approve the request with additional or revised conditions and a finding of fact.
4. Refer the matter to a special committee for a determination of a finding of fact.

Recommendation

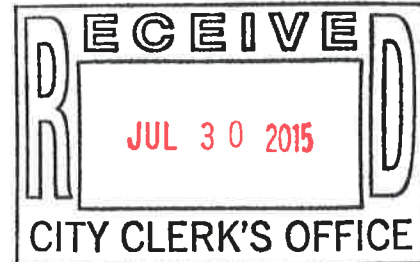
Approve the request with the condition that the proposed privacy fence be maintained at a height of 6' around the trailer and associated equipment during the duration of the conditional use permit and for a two year period, finding that the proposed use and application promotes the health, safety, and general welfare of the community, protects 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, including staff recommendations, finding that the application conforms with the purpose of the zoning regulations.

July 28, 2015

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



RE: Conditional Use Permit Application
1607 South Locust Street
Grand Island, Nebraska
NDEQ LST #012114-NM-1005; IIS #79603
GSI Project No. 145020

Dear Mr. Lewis:

GSI Engineering Northern Division, LLC (GSI) is pleased to present this application for a Conditional Use Permit for 1607 South Locust Street, 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 and a privacy fence. 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 and fencing. 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.

Respectfully,
GSI Engineering Northern Division, LLC

Prepared by,



Carrie A. Thomas
Environmental Scientist

Reviewed by,



for Rick Bean, P.G.
Senior Geologist

Attached: Conditional Use Permit Application
GSI check #5388

Conditional Use Permit Application

pc: Building, Legal, Utilities
 Planning, Public Works

1. The specific use/construction requested is: to install and operate a remediation system to address petroleum contamination.
2. The owner(s) of the described property is/are: Grand Island Associates LLC
3. The legal description of the property is: Former Fourth Sub Lot 1
4. The address of the property is: 1607 South Locust
5. The zoning classification of the property is: B2-AC
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
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.

July 21, 2015
 Date

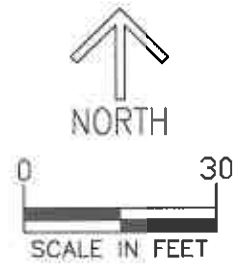
[Signatures]
 Owners(s)

312-755-9411
 Phone Number












212 W. Kinzie Street, 5th Floor
 Address

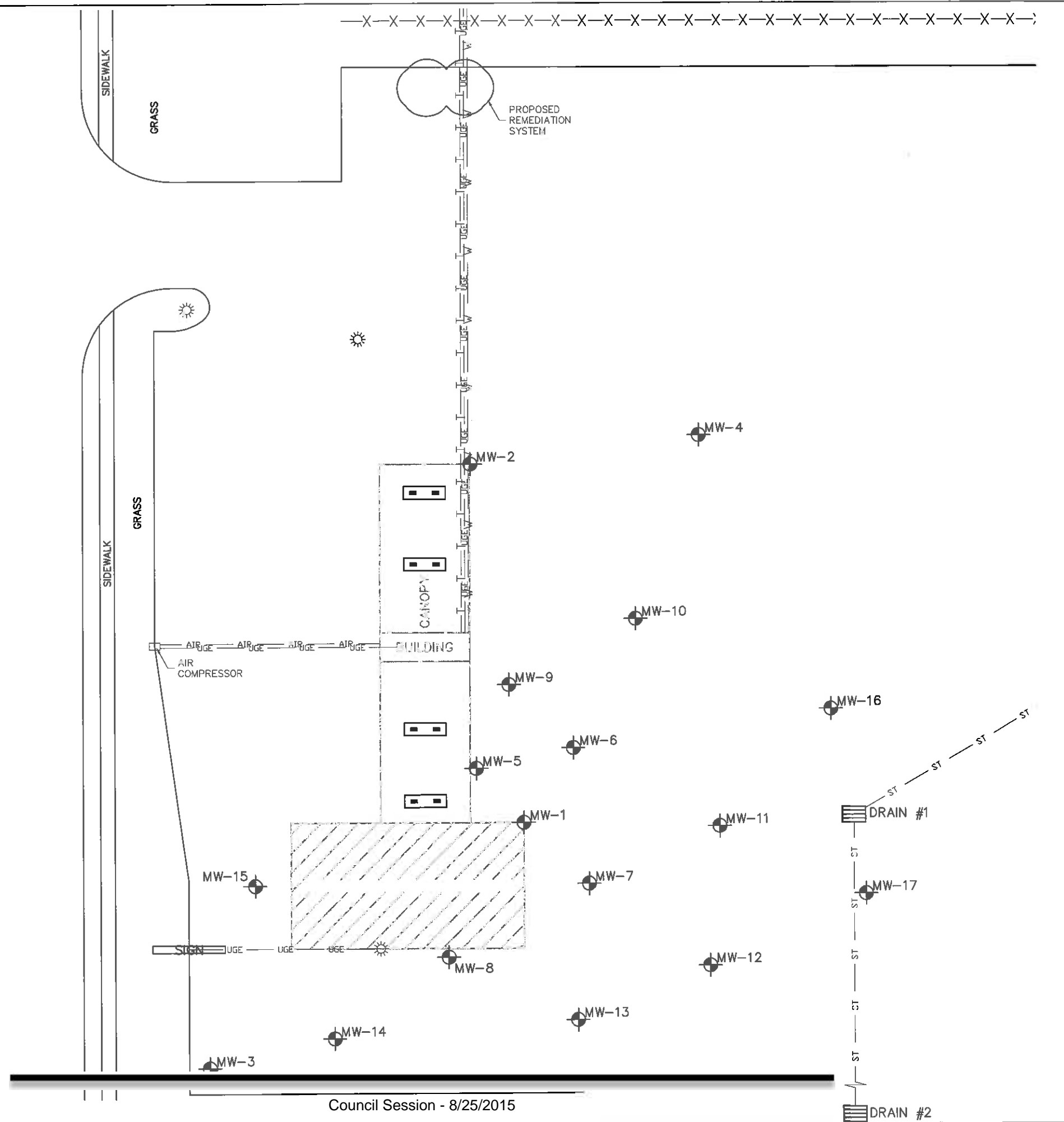
Chicago IL 60654
 City State Zip

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



LEGEND

-  MONITOR WELL
-  LIGHT POLE
-  FORMER GAS PUMPS
-  STORM SEWER DRAIN
-  ST — ST — STORM SEWER LINE
-  — UGE — UNDERGROUND ELECTRIC LINE
-  — T — T — UNDERGROUND TELEPHONE LINE
-  — V — UNDERGROUND WATER LINE
-  — AIR — UNDERGROUND AIR COMPRESSOR LINE
-  — X — X — FENCE LINE
-  FORMER UNDERGROUND STORAGE TANKS



REVISED/REPRINTED	
DATE	BY
02/07/14	LAD
02/28/14	LAD
03/05/14	LAD
04/29/14	LAD
05/12/14	LAD
09/03/14	CAT
2/27/15	LAD
5/6/15	LAD

GSI
 2960 North Diers Avenue
 Grand Island, Nebraska
 Telephone: (308) 381-1987
 Fax: (308) 381-2467

SITE MAP

1607 SOUTH LOCUST STREET
 GRAND ISLAND, NEBRASKA

FILE NAME	145020
DRAWN	LAD
CHECKED	CAT
BASE MAP DRAWN	01/17/14
NDEQ ID:	79603
PROGRAM ID:	LST 012114-WM-1005