

## **MILLCREEK TOWNSHIP BOARD OF ZONING APPEALS**

### **REGULAR MEETING MINUTES**

**DATE & TIME:** Tuesday, March 16, 2010 @ 7:00 p.m.

**LOCATION:** Millcreek Township Hall, 10420 Watkins Road, Marysville Ohio 43040

**CALL TO ORDER:** Meeting called to order by Chair Jason Comstock at 7:00 p.m.

**ROLL CALL:** Zoning Administrator Joe Clase called the roll of members present.

*Board Members Present:* Charles Still  
Jim Teitt  
Jason Comstock, Chair  
Brian Clark

*Members Absent:* Jeff Pieper (excused)  
Steve Cameron (excused)

*Court Reporter:* Tammy Kleiber

*Others Present:* See sign-in sheet (Attachment A)

**LEGAL NOTICE:** Jason Comstock noted that Brian Clark stated he would be recusing himself from review and decision on this application because of his employment affiliation with the applicant. Jason Comstock read the following legal notice as published in the Marysville Journal Tribune at least ten (10) days prior to the hearing:

*"The Millcreek Township Board of Zoning Appeals will hold an annual organizational meeting on Tuesday, March 16, 2010 at 7:00 pm. The purpose of the meeting will be to elect officers and other business that may come before the board. Immediately following the organizational meeting, the Board of Zoning Appeals will hold a public hearing to consider an application (#113) by Shelly Materials, Inc. for a Conditional Use Permit to allow a construction and demolition materials transfer station at 8328 Watkins Road in the Farm Residential (U-1) zoning district. A copy of the application is available for public inspection at the Marysville Public Library and online at [www.millcreektwpohio.us](http://www.millcreektwpohio.us). Both meetings are open to the public at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, OH 43040. Joe Clase, Zoning Administrator"*

Jim Teitt inquired about why the legal notice specified the property to be located in the Farm Residential (U-1) zoning district when the Zoning Map indicates the property is zoned Manufacturing (M-2). Jason Comstock noted that the notice was in error and asked for advice from Attorney Rick Rodger who was present from the Union County Prosecutor's Office. Rick Rodger stated that since notice was given for the parcel by address, it was likely understood where the property was located. Additionally, since the Board was noting the correction, it can be assumed all interested parties in attendance are aware of the correction. He advised that moving forward would be appropriate.

Joe Clase noted that he made the error and recited to those in attendance the differing purposes of the Farm Residential (U-1) and the Manufacturing (M-2) districts. Jason Comstock recited the listing of

permitted uses for the same districts, noting that the request was for a construction and demolition debris transfer station which is listed as a conditional use in the M-2 district. Jason Comstock asked for additional questions from those in attendance. No additional questions were noted.

**PRESENTATION OF THE APPLICATION:** Jason Comstock swore-in all those in attendance that acknowledged they planned to speak during the hearing and asked them to sign-in (see Attachment A). Zoning Administrator Joe Clase noted he received the application (#113) for a Conditional Use Permit (CUP) on February 23, 2010. Joe Clase presented a five-page written report and with a summary of the application, review of compliance with the Comprehensive Plan, review of compliance with the Zoning Resolution, as well as additional information including recommended findings and conclusions (see Attachment B).

The applicant Attorney Paul Rice presented other representatives for the application to be Mike Dinneen with AGG Rok Materials Co. at 2300 Broad Rd., Grove City, and Douglas Mill with ADR & Associates at 88 West Church Street, Newark. Paul Rice concurred with the summary provided and noted the building will be hidden from view of those traveling along Watkins Road.

The applicant presented a three page supplemental text (see Attachment C) to accompany the application. Paul Rice reviewed the text to define construction demolition debris, the purpose of C & D recover, the definition of a transfer station along with a review of the application in connection with the standards for conditional uses as listed in the Millcreek Township Zoning Resolution. Additionally the applicant submitted a revised two-page site plan (see Attachment D) addressing some of the Zoning Administrator's concerns, such as the size of parking spaces, building materials and lighting details.

Mike Dinneen stated that the transfer company will lease this facility from Shelly Materials, Inc. and he described other facilities they operate in Central Ohio. Doug Mill described his firm ADR & Associates LTD who prepared the site plan for the applicant. Paul Rice described that transfer stations are important to the environment and economy because they provide a closer location for contractors to drop off these materials than driving directly to the landfill. On average, the proposed transfer station will eliminate fifteen (15) individual trips to the landfill in south Columbus by allowing them to be combined into one larger truck at this proposed facility. Loads will be inspected at the weigh station prior to drop-off to verify they are construction and demolition debris.

Jason Comstock inquired if paints and batteries will be processed. Mike Dinneen stated that only paint on boards would be accepted. Paul Rice stated that this would have a limited impact on surrounding residents because it is located in the quarry across the road from the power station.

Jason Comstock asked if materials would be kept on site. Paul Rice stated that the purpose of the station was to accept and ship and that nothing would be kept on site. Paul Rice stated that the height of the facility is necessary so that trucks can raise their beds to deliver materials inside the building. Jason Comstock asked about the distance to the closest residence. Paul Rice stated that it was 0.8 miles away.

Jason Comstock inquired about mounding on other sides of the facility. Paul Rice stated that other residents will not be able to see it because the quarry is already mounded on all sides but the east. They will put in additional landscaping if needed. Paul Rice stated that the transfer station is intended to reduce the cost for residents to remove debris and that such a facility will not have a negative impact and

will only increase property values of homes in the community.

Jason Comstock inquired about the traffic impact of the facility. Paul Rice stated that Doug Mill will have more to share on this later. Jason Comstock asked if roll-off containers would be used at the transfer station. Paul Rice stated that this would account for a small percentage of the traffic.

Doug Mill noted that the most recent site plan that was submitted during the hearing better defines the proposed traffic circulation. The applicant has not engineered the project yet because it was not a reasonable cost prior to Township approval of the project. Parking spaces were noted at 10-feet wide by 20-feet deep. There will be a small loader and a backhoe affiliated with the proposed facility. It was confirmed that the finished grade of the facility will be lower than that of Watkins Road and the mound is anticipated to hide sights and sounds of the facility.

Jason Comstock inquired about how much grade would be reduced to facilitate the building. Doug Mill noted that there would be around 10 to 15 feet of cut at the site of the building. The only utility necessary is electricity and its future location is shown on the site plan. The lighting is for security reasons only. The facility will be subject to approval by the State of Ohio prior to construction. Any material kept on site will be contained. The pumps run 24 hours a day in the quarry to lower the water table, so the applicant is confident the quarry will never be converted to a landfill. A 2005 traffic study indicated 3,630 trips per day on Watkins Road, 2,361 trips per day on Jerome Road and 3,000 trips per day in front of the Township Hall on Watkins Road. Doug Mill mentioned that the quarry has removed as much as 10,000 tons of materials per day which equated to 500 trips per day in 2005. The proposed facility is expected to result in up to 50 new trips per day which doesn't appear significant compared to the existing traffic counts. Paul Rice stated the purpose of the facility is to consolidate trips and lessen traffic impacts.

Mike Dinneen explained about the operation of a construction and demolition debris transfer station. He stated that he currently operates a facility in Grove City. Inbound loads are charged per load. The load is evaluated at the scale. If they question anything about the load the driver is directed to pull up to an inspection stand and the load is untarped and examined in more detail. If found to be construction and demolition debris the driver is directed to the unloading zone. Anything found on the unloading floor to be non-compliant is reloaded and not accepted at the transfer station.

Joe Clase inquired how the size of this facility compares to the one in Delaware. Mike Dinneen explained that they are similar in size. Jim Teitt inquired if the facility in Delaware was also for construction and demolition debris. Mike Dinneen stated that the Delaware facility also accepts solid waste where the proposed facility will not have any decaying materials or materials that cause odors. There will not be bird or rodent problems with the proposed facility like those that may occur with solid waste facilities.

Jim Teitt asked about the range of materials that would be handled at this facility. Mike Dinneen stated that wood, shingles, cardboard, plastic, buckets, tarps, dirt, sawdust, metals and nails would be common. Jim Teitt inquired if loads would be inspected for asbestos. Mike Dinneen stated that they would and that contractors are supposed to remediate these materials on construction sites prior to removal. Jim Teitt asked for confirmation that these materials would be contained. Mike Dinneen stated that they would and that they are regulated by the Ohio Environmental Protection Agency by being prohibited from crushing or other handling measures that would make them airborne. Jim Teitt asked how they would

know if such materials are being delivered. Mike Dinneen stated that it is tested at the construction site and it is removed and put in a lined box. Mike Dinneen stated that they have a permit to receive such materials. Jim Teitt inquired about whether oil and grease would be received like those that may be found at a gas station construction site. Mike Dinneen stated that they do not handle gas or oil materials at construction and demolition debris transfer stations. Jason Comstock inquired about the intent regarding handling asbestos at this facility. Mike Dinneen stated that it is illegal to handle these materials at the facility. Jim Teitt inquired about whether the facility would accept roll-off containers. Mike Dinneen stated that they would.

Jason Comstock inquired if the facility was to be operated independently or by Shelly. Mike Dinneen stated that they would lease the facility. Jason Comstock asked the applicant to walk him through a typical operation of a small building being demolished today versus with this facility. Mike Dinneen stated that today the hauler would have to deliver the materials directly to the landfill and that with such a transfer station it would be more economical for a contractor to deliver it to this facility versus the longer drive to the landfill if they are working in the area. Joe Clase stated that he heard nails may be an issue on the roadways around these facilities. Mike Dinneen stated that it wasn't typically a problem on the roads but it may be at the unloading area. Jason Comstock asked about complaints at the Grove City facility. Mike Dinneen stated that complaints aren't common at the facility and they have homes within 300 feet of the facility. Jason Comstock inquired about the practice of accepting roll-off containers. Mike Dinneen stated that the roll-off stays on the truck and it gets unloaded inside the facility. Mike Dinneen stated that this facility will be about a quarter of the size of similar facilities that run conveyor belts. The larger facilities typically are getting more recyclable materials and generating more complaints. Most transfer stations are open air and nothing is stored inside. Materials are heavy without potential airborne hazards.

**PUBLIC COMMENT:** The following residents offered public comment after stating their name, address and affirming that they had been sworn-in earlier in the hearing.

1. David Leitch (14734 Bellepoint Road) stated the Township Board of Zoning Appeals has a history of issuing Conditional Use Permits that become difficult for the Zoning Administrator to enforce and manage. The quarry is a known operation in the Township, but the transfer station is more industrial scale manufacturing than what residents have been used to as a neighbor. Applicant should work with community to develop a plan for the future of the quarry. The quarry stated that they will not mine any closer to Wilderness Trail and they are planning to donate the land, but they are migrating in other directions. They are now proposing a new business entity to operate in the Township. Where will this lead? What are the impacts? David Leitch stated that he, like his neighbors, purchased knowing the quarry is there but he never bought into this proposed use. Millcreek Township is a bedroom community and this moves us away from that quality of life. It is understood that this facility is needed, but a site like along Industrial Parkway would be a more appropriate location. This proposal does not match up with the plan for this site that residents expect. Paul Rice noted his objection to these comments because he stated they were based on opinions and not facts or evidence surrounding the application.
2. Alan Lively (7625 Brown Road) stated opposition based on prior history of commitments from the applicant not being met. The proposed use will increase traffic and decrease safety for children. Traffic, noise and dust will affect residents. The applicant cannot control incoming loads. The view of the property is not entirely screened as they mentioned. Alan Lively stated they can already see

structures and lights in the quarry from their residence. Sounds are too loud to eat outside. Proposed facility height and exterior lighting is excessive. The quarry is disruptive. Susan Lively (7625 Brown Road) offered to share photos of the quarry from their property. Jason Comstock received photos and marked them Brown Road No. 1, 2 and 3. Paul Rice noted objection to comments mentioned that were not based on the submitted application.

3. Marla Wright (8761 Watkins Road) stated that she walks along Watkins Road. Current drivers for the quarry are courteous, but she stated uncertainty about the nature of the additional 50 trips per day. These drivers will not be employed by Shelly and they will have a substantial impact on those walking on the road. Paul Rice noted his objection to these comments because he stated they were based on opinions and not facts or evidence surrounding the application.
4. Rick Ruggles (14484 Wilderness Trail) stated that he agrees with the comments of Mr. Lively and Mr. Leitch. The property is not mounded to the east. The facility should be enclosed. How are they going to contain the asbestos? Because, it is guaranteed to show up. How are they going to contain run-off? Rain will wash out anything that they put in the facility.

Paul Rice noted his objection to these comments because he stated they were based on opinions and not facts or evidence surrounding the application. The Board discussed his objection and agreed that it was not necessary for him to object after every resident's comments. Jason Comstock stated that the Board understood his objections but that they intended to receive public comment.

5. Ryan Berry (13678 Clark Drive) stated that he moved to the Township five years ago. He is proud to live here, but the quarry has not been good neighbors. He is a restoration contractor and noted that he is not regulated. He described the transfer of these materials to be a "free for all." There are problems with flat tires at the landfill. Mud and dust on roads are hazardous. Pressure treated and painted lumber along with other materials listed are hazardous. There are insect issues. Line of sight is a concern. The facility will not be completely hidden. The proposal is not consistent with the purpose of the M-2 zoning district. The facility will not be clean. He stated this is not a desirable business practice that he wants to see in the neighborhood. He is worried about what will happen to his family from the alleged impacts of the proposed use. He stated that the quarry just pumps the water out of the quarry and right back into the area's ground and drinking water.
6. Jill Barr (14322 Hickorywood Trail) stated that she felt the proposed use would deteriorate the area's quality of life. The noise and air pollution will be a disturbance to neighbors. She stated that she was not in favor of the proposal.
7. Susan Lively (7625 Brown Road) stated that she has lived in the Township for 15 years. She stated that she has put up with too much already, including light, traffic and dust storms. Their basement walls are cracked from the blasting at the quarry. Pictures fall off the walls when the quarry is blasting. Their water is orange. The area is not quiet and not green. This proposed use will just give more noise, pollution and traffic. She expressed concern about being nearly run-off the road in the past by the quarry's truck drivers. She stated opposition to the application.
8. Doug Burns (7182 Watkins Road) inquired about how much land was to be rezoned with the application. Jason Comstock clarified that this was a Conditional Use application and not a rezoning. Doug Burns asked if it was only affecting the 1.5 to 2.0 acres that are being discussed. Paul Rice stated that it is a 11,000 square foot facility just east of the existing weigh station on Watkins Road

and it would only effect a couple acres. Jim Teitt inquired if Shelly Materials will continue to own the area where the facility is located. Paul Rice confirmed that they would. Doug Burns asked if the application specified this location. Jason Comstock confirmed that it did. Doug Burns stated that he felt there were residences closer than what the applicant had testified.

9. Marla Wright (8761 Watkins Road) inquired if approval would be specific to this site or would apply to the rest of their property. Jason Comstock stated that, if approved, it would be specific so that the Zoning Administrator could enforce the approval. Marla Wright inquired if this application would set precedence for other Conditional Use Permits to be issued in other areas of the Township. Jason Comstock stated that this process is meant to be very specific. Charles Still stated that he felt it may set precedence.

Jason Comstock asked if there were any other public comments or questions about the application. None were expressed. Paul Rice noted his objection to any comments made that were based on opinions and not facts or evidence surrounding the application.

**BOARD DISCUSSION:** Jason Comstock asked the applicant if they would like to respond to any of the public comments. Doug Mill stated that nothing would be stored on site so there will not be a runoff issue. Paul Rice stated that the property where the transfer station is being proposed has been owned by Shelly for 35 to 36 years.

Jason Comstock inquired how long debris would stay on site. Mike Dinneen stated that it would be their goal to have materials transferred off-site within 24-hours. Jason Comstock inquired about overnight storage of debris. Mike Dinneen stated that anything not recyclable would be containerized. Trucks may sit inside or outside, but they would all be covered with tarps. Standard Operating Procedures (SOPs) would be that debris would be loaded on the next truck that comes through the facility. SOPs would require same day transfer of debris, but may require a day or two if there is not enough debris to complete a load. The goal would be to take in enough debris that a load could be completed at the end of each day.

Jason Comstock inquired about how the applicant planned to control how debris are delivered to the site. Mike Dinneen stated that untarped loads may come in but that they do not make a practice of allowing them to come back. He stated that it reflects bad on their operation. Jason Comstock asked if they monitor roadways for debris and specifically nails. Mike Dinneen stated that they drive up and down the roads a couple times a day during typical operations and keep an eye on the area. Doug Mill offered that the County Sherrieff would have enforcement measures for any violations.

Allen Lively (7625 Brown Road) inquired if the goal was to remove debris within one day, what happens with debris that is dropped-off at the end of the day on Saturday. Mike Dinneen stated that it would stay onsite. Allen Lively asked if the materials would be setting on the ground. Paul Rice stated that the truck collecting the materials would be internal to the building. Jim Teitt asked if anything would be stored outside the building. Mike Dineen stated no. Paul Rice stated that the facility has a concrete floor. Jason Comstock inquired if the truck storing debris would be covered or tarped until it leaves. Mike Dinneen stated that it would be enclosed and compared the storage to that of a dumpster.

Ryan Berry (13678 Clark Drive) stated that the containers are not water tight. He expressed concern regarding the separation practice that was mentioned to get similar materials on each outgoing load.

Mike Dinneen stated that it would be separated into separate containers. Jim Teitt asked if there would be grinding of the materials. Mike Dinneen stated that only effect would be from them being transferred through handing them on the loader. Ryan Berry asked if they wait for a full load to ship debris to the landfill. Mike Dinneen stated that debris may stay on site if they only get a couple drop-offs a day and he mentioned that this would also make it hard for them to financially continue to operate this proposed facility if it doesn't draw in enough materials to fill trucks on route for the landfill.

Jason Comstock inquired if the material would be left sitting on the floor of the facility or if it would ever be left outside. Mike Dinneen stated that it may be in a tarped container outside in other areas but that may not be the goal here if the Township wants it done differently.

Rick Ruggles (14484 Wilderness Trail) stated concern that they will have dumpsters scattered throughout the site. He inquired if they will have a lot of dumpsters or if they are separating it on the floor and putting it directly into the trucks that would be shipping off the materials. Jason Comstock confirmed that the applicant's proposed process was confusing and asked the applicant to walk everyone through a typical commercial remodel process and how it would be handled. How are materials separated and stored? Mike Dinneen stated that some debris would go right into a truck to be recycled. Not all loads will be sorted because this is not a full recycling facility because some materials cannot be recycled. Jason Comstock asked for confirmation that smaller trucks come in and dump into the bigger trucks. Mike Dinneen stated that it will be dumped on the floor inside the facility and then pushed into the bigger truck after it is pre-sorted.

Doug Burns (7182 Watkins Road) asked who will regulate this facility. Paul Rice stated that the Ohio Environmental Protection Agency will regulate groundwater and air quality. Construction is regulated by the State of Ohio. Union County will have very limited involvement. Trucks will take Jerome Road to Hwy. 42 just as the quarry traffic does. Doug Burns expressed that Millcreek Township will be a magnet and trucks will be negotiating our small back roads to get to this facility. The other end of town will end up being the winner and the Township will lose out. He stated that this doesn't seem to be a fair deal.

David Leitch (14734 Bellepoint Road) asked how this could be considered a reduction in traffic if there currently aren't contractors driving around the area today. He expressed that this proposal will generate more traffic.

Rick Ruggles (14484 Wilderness Trail) stated that the transfer station in Delaware handles these materials and he is not sure why this facility is needed. This will not be the only similar operation in Central Ohio.

Jason Comstock read an excerpt from the Millcreek Township Zoning Resolution, Section 4250 pertaining to the Standards Applicable to all Conditional Uses. Jim Teitt stated that no one appears to want the proposed facility.

Jim Teitt made a motion for the Board of Zoning Appeals to deliberate in private with Attorney Rick Rodger. Jason Comstock seconded the motion. Roll call vote: Jason Comstock, YES; Charles Still, YES; Jim Teitt, YES. Brian Clark abstained. Jason Comstock declared the motion passed at 9:02 p.m.

Jason Comstock reconvened the Board at 10:05 p.m.

Jim Teitt made a motion to approve the Conditional Use Permit Application for Shelly Materials, Inc. with

the following findings of fact and conditions:

Summary of Findings:

1. Property is located in M2 district, which allows a conditioned use of Construction & Demolition debris transfer station - Millcreek Township Zoning Resolution Section 6754 (f).
2. The application appears to meet minimum standards for submittal outlined in Section 4250.2 and 4250.5.
3. The Board of Zoning Appeals found no factual reason to not grant the permit and applied measurable conditions to ensure harmony within the district (M-2) and surround properties. Also, the operations in connection with the conditional use were not found to be more objectionable than the existing permitted use (quarry operations). Section 4250 (2) was considered in the decision.
4. Applicant provided information to Board of Zoning appeals, per Section 4250 (7) in written form and through oral presentation.

Conditions applicable to this permit are:

1. Hours of operation shall be restricted to 8am to 5pm, Monday thru Friday.
2. No operations on legally recognized holidays.
3. No backup of delivery trucks beyond Shelly Materials property is permitted.
4. All construction and demolition debris delivered to the site shall be transferred and stored inside a fully closed building.
5. No temporary or long-term storage of construction or demolition debris shall occur outside the closed building at any time. Temporary storage is defined as greater than 8 hours.
6. Constructions and demolition debris transfer shall be restricted to non-hazardous, solid material debris from building and roadway construction or demolition which may include glass, metal, wood, brick, concrete, asphalt, or composite building materials – only.
7. Transfer station structure is restricted to one building no greater than 11,000 square feet or 35 feet tall and constructed within the delineations and physical location of the CUP application, relative to scale.
8. Materials submitted by Shelly Materials for consideration of the CUP are made part of the approved application.
9. Building materials used in construction of the transfer station shall be non-glare and painted to blend into the background of the quarry infrastructure.
10. Lighting shall be restricted to down-directional, low wattage safety lighting.
11. Excavation of the construction site shall reduce the base elevation of the building, relative to Watkins Road, by 25 feet.
12. All proposed parking spaces shall be at least 10 wide and 20 feet deep. If vehicles will be loaded or unloaded in the parking lot, a loading or unloading zone should be supplied. All drives and parking spaces should be paved, where possible, to limit dust and other air particulates.
13. Shelly Materials shall daily police the approach along Watkins Road for construction and demolition debris.
14. Existing screening and landscaping shall be maintained on the mound surrounding the new facility and at the entrance of the weigh station. If after construction, the facility is visible from Watkins Road, additional landscaping or mounding shall be required.
15. No signs shall be installed unless plans are submitted and approved.
16. Number of employees shall be limited to those listed in the application.
17. Detailed grading and drainage plans should be approved by all applicable regulatory agencies. All



permits and plans shall be submitted and reviewed by the Millcreek Township Zoning Administrator, prior to construction activity.

Charlie Still seconded the motion. The motion passed unanimously. Brian Clark abstained.

Jason Comstock closed the public hearing at 10:15 p.m.

**MINUTES:** Jim Teitt asked Joe Clase to track down any prior minutes that need considered at the next meeting of the Board.

**OLD BUSINESS:** None

**NEW BUSINESS:** Jason Comstock noted that this was a reorganization meeting for the Board and that 2010 officers need elected.

Jim Teitt moved to appoint Jason Comstock Chair for 2010. Charles Still seconded the motion. The motion passed unanimously.

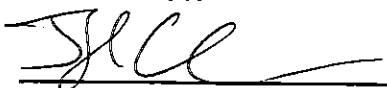
Jim Teitt moved to appoint Steve Cameron Vice Chair for 2010. Jason Comstock seconded the motion. The motion passed unanimously.

Jason Comstock stated that the Board was still in need of an additional alternate member and asked for any interested parties to contact the Board of Trustees.

Joe Clase inquired of the most convenient time for the board to hold meetings. It was expressed that weekday evenings were best and Saturdays were bad.

**ADJOURNMENT:** Jim Teitt made a motion to adjourn the meeting. Charles Still seconded the motion. All voted in favor of the motion and the motion carried. Jason Comstock announced the meeting to be adjourned at 10:22 p.m.

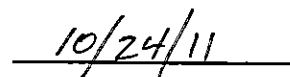
PREPARED BY:

  
\_\_\_\_\_  
Joe Clase, Zoning Administrator

ATTEST:

  
\_\_\_\_\_  
Jason Comstock, BZA Chair

DATE APPROVED:

  
\_\_\_\_\_  
10/24/11

*A copy of the official transcript of this meeting can be obtained from Court Reporter Tammy Kleiber, P.O. Box 212, Milford Center, OH 43045, (937-747-9405).*

**Attendance Sign-in for BZA Hearing on Application #113**  
**Tuesday, March 16, 2010 at 7:00 p.m.**

NAME	ADDRESS	PHONE or E-MAIL
JOE CLASE	ZONING ADMINISTRATOR	JCLASE@MILLCREEKTWP.ORG.US
PAUL RICE	Shelly Materials 80 PARK DR. Thornville, Ohio 43076	PRICE@SHellyCO.COM
Douglas Mill	88 West Church St. Newark, OH 43055	dmill@adriannovation.com
Juanita M. Daugherty	8768 Watkins Rd	740-666-2101
MIKE DENNEEN	2300 BIZOW ROAD GROVE CITY OH AGG ROK MATERIALS CO.	MDENNEEN.AGG@ROK@GMAIL.COM
Marla Wright	8761 Watkins Rd	740-666-1613
Susan Lively	7625 Brown Rd	740-666-7021
Alan Lively	7625 Brown Rd	740-666-7021
Rick Ruggles	14484 Wilderness Trl.	614-975-4989
Cheerl Burns	7182 Watkins Rd	cburns@columbus.rr.com
Bill Jordan	14244 Bellepoint Rd	
Doug Burns BURNS	7182 Watkins Rd	740-881-5639
Jill Barr BARR	14322 Hickorywood Trl OSTMUNDER, OH 43061	614-578-4172

**Attendance Sign-in for BZA Hearing on Application #113  
Tuesday, March 16, 2010 at 7:00 p.m.**

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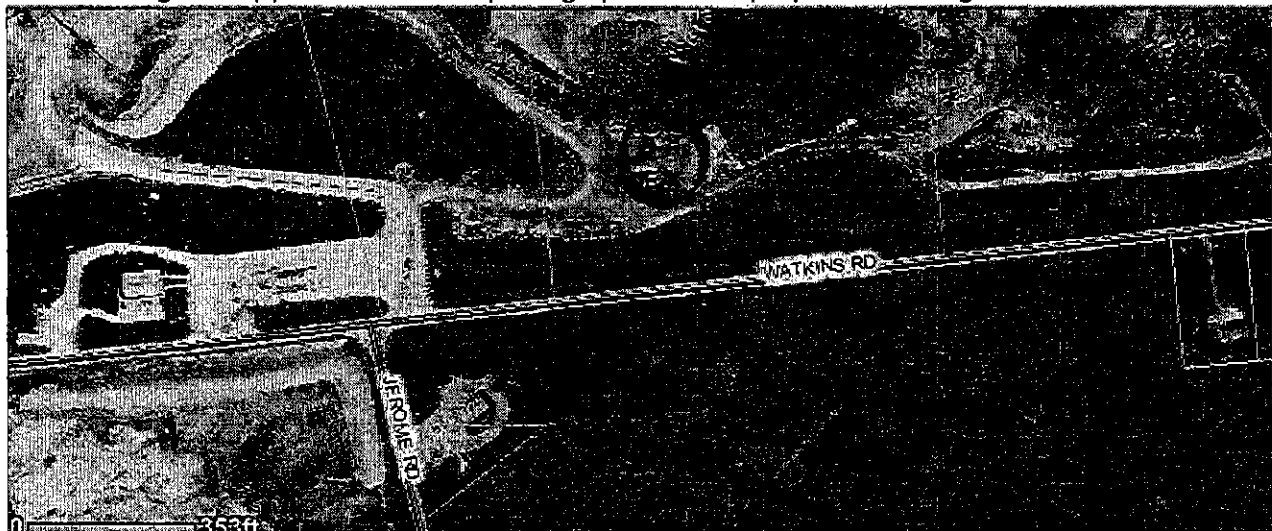
**To:** Board of Zoning Appeals  
**CC:** Board of Trustees, Zoning Commission  
**From:** Joe Clase, Zoning Administrator  
**Date:** Friday, March 12, 2010

#### **SUMMARY OF APPLICATION**

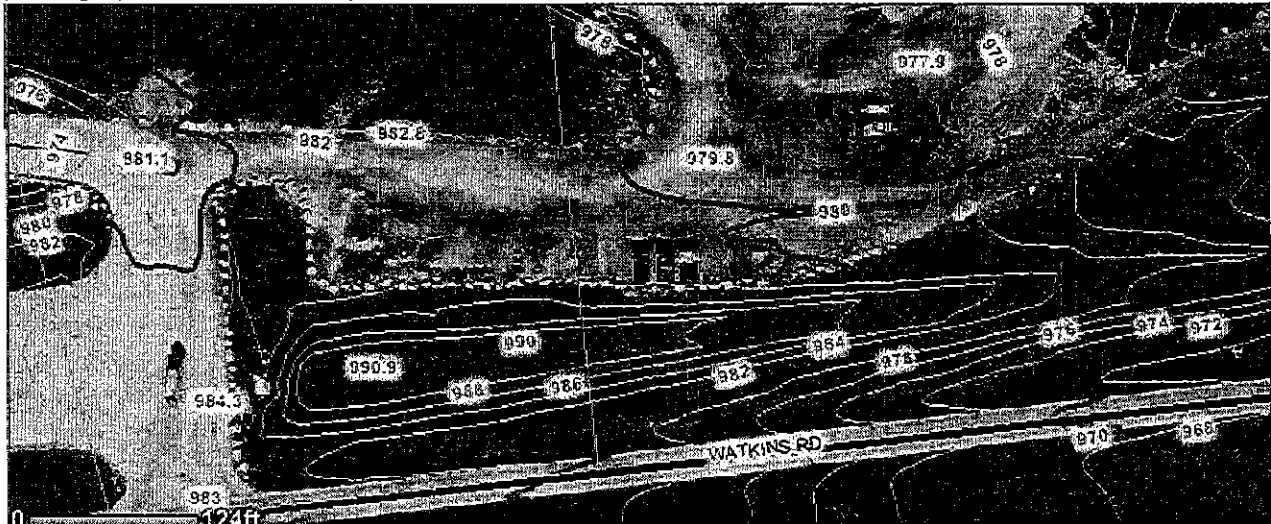
An application (#113) for a Conditional Use Permit (CUP) was received on February 23, 2010. The applicant is requesting approval of a construction and demolition debris transfer station on parcel number 250007007000 (50.00 acres) and driveway improvements on this and the adjacent parcel number 250013002000 (10.25 acres) in the Manufacturing (M-2) zoning district. Both parcels are owned by Shelly Materials, Inc. and part of the company's quarry. The submittal included the application form, one-page text titled "Supplemental Information," and a two-page site plan including scaled drawings, photographs and a cross-section of the proposed facility.

The application depicts the addition of a 100-foot by 110-foot, 11,000 square foot facility to be located just east of the existing office for Shelly Materials, Inc. which is located at 8328 Watkins Road. The proposed facility would share access with the existing weigh station and be located 215-feet from the edge of pavement. According to the application, the facility will not be visible from typical traffic in front of the facility because of the buffer from the existing nine to ten (9 to 10) foot tall landscaping mound that parallels the north side of Watkins Road. The application indicates that the proposed building will be a maximum of thirty-five feet tall.

The following is a copy of a 2009 aerial photograph with the proposed building site circled.



Union County's Geographic Information System (GIS) indicates that at the proposed building site, the existing elevation of the mount is around 985 feet above sea level. The road is at around 975 feet and the existing elevation at the proposed building site is depicted at 978 feet. The following aerial photograph from the GIS depicts this information.



If the applicant's cross-section is to scale, it shows the grade of the finished grade of the proposed being at least fifteen (15) feet below the elevation of the road. If the GIS is correct, this would mean that the site of the building would be cut significantly. A grading plan was not included with the application. Existing landscaping is shown on plans and the text indicates "all business activity and equipment is stored within an enclosed structure or fully screened with landscape features," but no additional landscaping is depicted on the site plan. No signage plans were submitted with the application and no signage is depicted on the proposed facility.

A profile of the proposed building was included with the cross-section. It is assumed that the profile is of the western side of the building. The graphic illustrates a drive-thru on the northern portion of the building that is below average grade. From conversations with the applicant it is understood that the southern profile of the building will be an open structure without solid wall, but can be closed. The south side will be used as a material drop-off location. Materials will be sorted in the structure and moved to the north side of the building where they are loaded in trucks which will leave the site. It is assumed that the east side of the building will mirror the west side. However, the application lacks these details and does not address enclosure of the facility. The application also does not discuss building materials. Six (6) wall pack lights are shown on the exterior of the building. No other lighting is being shown.

The proposed circulation pattern depicts that trucks would travel in a counter-clockwise pattern. The application is not clear about how trucks can leave the site without traveling through the facility. The application also does not discuss the potential traffic that will be generated by this operation. It does not discuss the surface material of the proposed drive. The application outlines the proposed hours of operation to be 7:00 a.m. to 5:00 p.m. Monday through Saturday with three (3) to four (4) employees, but does not address overall operational capacity of the facility. The site plan indicates that eleven (11) parking spaces will be designated though it does not discuss the parking space sizes or how they will be marked.

The applicant submitted the required \$400.00 application fee in a prior fiscal year. This was verified by Fiscal Officer Joyce Beaver. The applicant stated that they planned to file this application previously but chose to follow the advice of the Township to file after the Trustees adopted the recent M-2 zoning code amendments.

### **LEGAL NOTICES**

A legal notice was published in the Marysville Journal Tribune and posted on the township's website at [www.millcreektwpohio.us](http://www.millcreektwpohio.us). A copy of the full application was available in the Marysville Public Library and on the township's website.

Notices were mailed to property owners within 500-feet of all contiguous properties owned by Shelly Materials, Inc. In total, ninety-nine (99) notices were mailed by first class mail. Eighty-five (85) notices were mailed on March 3, 2010 and an additional fourteen (14) notices were mailed later after the Union County Prosecutor's Office provided addresses for properties with no valid address on the Union County Auditor's Office website.

### **REVIEW OF COMPREHENSIVE PLAN**

The plan prescribes the following objectives.

1. Protect the Township's quiet rural character and feeling of open spaces.
2. Be open to growth that pays for itself and enhances the community's economic health, while respecting Millcreek's core values.
3. Work collaboratively with community groups, businesses, neighboring jurisdictions, and State and County agencies to ensure the Township's continued ability to self-govern.

The plan recognized the use of this property as a quarry. The site is located within the plan's North Planning Area. This application does not directly conflict with any recommendations of the plan.

### **REVIEW OF ZONING RESOLUTION**

The construction & demolition debris transfer station is listed as a conditional use in the M-2 district under Section 6754(J). The application appears to meet minimum standards for submittal outlined in Section 4250.2 and contain required information from Section 4250.5. According to Section 4250.1, "the Board of Zoning Appeals has the authority to deny, grant or grant with conditions a Conditional Use Permit."

The following conditions shall be considered in the public hearing and employed in the review of an application for a Conditional Use Permit, in accordance with Section 4260:

1. Whether the proposed use is in accordance with the general objectives and specified objectives of the Zoning Resolution.
2. Whether the proposed use will be designed, constructed, operated and maintained so as to be compatible and appropriate in appearance with existing or intended character of the neighborhood and zoning district.
3. Whether the proposed use will create an undue burden on public facilities and services and whether it will be detrimental to the economic welfare of the community.
4. Whether the proposed use will be hazardous or disturbing to existing or future permitted uses or entails a use, structure or condition of operation that constitutes a nuisance.

## **ADDITIONAL INFORMATION**

Because transfer stations are not a common land use, outside advice and review was sought from professional experts in the area who could share about their experiences with construction and demolition debris transfer facilities.

Mike Long, Former Director of the Solid Waste Authority of Central Ohio (SWACO) in Columbus mentioned that typical transfer stations that he saw during his career were four (4) times the size of this facility covering nearly an acre of land each. Mike disclosed he has done other work for the applicant in the past. Mike was most interested in what the market area and capacity were for the facility. He mentioned that the larger both of these become, the more traffic and impacts that will come out of the proposed transfer station.

Suzann Rhodes, Professional Planner with Wilbur Smith Associates in Columbus mentioned that construction and demolition debris facilities are generally clean. Rodent problems that are found with typical solid waste facilities are not an issue with these facilities because foods and other bio wastes should not be a part of such a facility. Suzann referenced that professional organizations such as the Solid Waste Authority of North America (SWANA) have streamlined the process for operating such transfer stations to minimize problems. It was suggested that attention be given to the type of container used for transport. If used, dumpsters and roll-off containers may create noise and visual storage issues.

John Lateulere III, Project Manager with Atwell, LLC in Cleveland referenced a facility run by Kurtz Brothers on the Cuyahoga River where eighty-five percent (85%) of materials are being recycled. John mentioned that the operator of the transfer facility created a non-profit organization called Kurtz cares that allows non-profit entities to earn funds for every dollar spent with Kurtz Brothers. This facility was almost 100% outside and highly scrutinized because of the public's concern for speculative environmental impacts because of its proximity to the Cuyahoga River.

In meetings and various phone conversations with staff from Logan-Union-Champaign Regional Planning Commission, Union Soil & Water Conservation District, the Union County Engineer's Office, the Union General Health District, the Ohio Environmental Protection Agency (OEPA) and other community leaders the following comments were shared:

- There are strict regulations pertaining to the fact that stone quarries cannot be converted into landfills. This should assure that the transfer station will not lead to a long-term change of use for the quarry property.
- The OEPA regulates air quality and drainage for this type of operation and the Health District has very limited involvement.
- If considerable traffic is to be generated, the applicant should be charged with demonstrating the ability to make necessary improvements prior to change of use.
- There appear to be a number of these facilities opening up throughout Central Ohio to maximize recycling percentages and ease the transfer of materials to landfills. As the economy rebounds this type of facility will become more utilized by area contractors.
- It may be appropriate to coordinate community recycling services in conjunction with this facility since collection is already happening at the facility. May be the potential to locate recycle bins at the Township Hall.
- It is advisable to stipulate that commercial trash haulers should not be permitted to utilize this transfer station.

## **RECOMMENDED FINDINGS AND CONDITIONS**

It is suggested that if approval is considered by the Board of Zoning Appeals, that the following findings and conditions be discussed:

1. Traffic flow in a counter-clockwise position appears to work well if the intent is that each truck that enters the site will be passing through the new facility. If this is not the plan, it appears that the circulation of trucks on the property needs addressed with a way for trucks to get around the new facility with ease. The shared ingress/egress with a shared access point with the weight station also appears to work as long as there remains sufficient stacking distance for trucks waiting to be weighed. Speed limits should be considered along drive since truck traffic will be passing directly adjacent the parking lot.
2. All proposed parking spaces shall be at least 9-feet wide by 19-feet deep, though a larger size may be desirable considering most usage will likely be from larger vehicles hauling loads to the site. If vehicles will be loaded or unloaded in the parking lot, a loading or unloading zone should be supplied. All drives and parking spaces should be paved where possible to limit dust and other air particulates.
3. Noise is already an issue on this property according to past complaints regarding quarry operations, primarily blasting. Noise shall be limited and regulated as part of the existing noise tests done with the quarry.
4. Doors should be installed and closed on the facility when it is not in use to offer security and to shield refuse and service areas. No outdoor storage of debris shall be permitted at any time.
5. Necessary utilities shall be approved prior to change of use.
6. Existing screening and landscaping shall be maintained on the mound surrounding the new facility and at the entrance of the weigh station. If after construction, the facility is visible from Watkins Road, additional landscaping or mounding may be required.
7. No signs shall be installed unless plans are submitted and approved.
8. There is sufficient open space on this large property to offset this proposed use.
9. Hours of operation and number of employees shall be limited to those listed in the application. Saturday operations should be seasonally limited if they are permitted.
10. The height of the building at 35-feet seems excessive.
11. Grading plans should be submitted or it should be better explained in the application. Drainage shall be approved by all applicable regulatory agencies.
12. Lighting should be down-cast only and used for security only and operated under restrictions, such as only low-level lighting be utilized after hours.
13. Building profiles and/or building plans should be submitted and building materials should be stipulated.
14. This CUP shall not expire, unless revoked. A review of the CUP shall be conducted in accordance with the Zoning Resolution after three (3) months and also after one year and three (3) years of operation of the new transfer station in accordance with Section 4250.3

-END-



Joe,

My only comment as a citizen are the following:

Item 4 (Doors should be installed and closed on the facility when it is not in use to offer security and to shield refuse and service areas. No outdoor storage of debris shall be permitted at any time.) I am worried with the phrase "when it is not in use", I think there would be comfort from a noise, appearance, rodents, etc. if it was understood that the doors would be closed at all times unless a truck was entering or exiting from the facility--this seems reasonable. I learned of transfer station like this from Mike Long, so they do exist.

Item 9) Hours of operation. Since this is a CUP, I am always concerned with giving a *Carte blanche on the hours*. *In keeping with the rural character of the township, wouldn't it, couldn't make sense to only have operating hours M-F, 8-5? Most people work during the day and really try to enjoy the township in the late afternoons and weekends. If business picks up and people feel the quarry is doing an acceptable job with noise, truck traffic, etc. Then the quarry can come back and request a modification to their CUP for Saturday hours. If on the other hand you give them a Carte blanche on their hours and the traffic is an issue or turn lanes are required it may be more difficult to address. Just a thought.*

*Is this operation for anyone and everyone to use? Are we going to see pickup trucks overflowing with debris up and down Watkins Road spilling trash? Or will this operation only serve Commercial users? I would think the later would be less intrusive and more manageable, no?*

*Hope the comments help. Again, I am sorry I cannot attend. If my meetings finish early and I can catch an earlier flight, I will attend.*

Thanks,  
--keith

**From:** Pollyhamilton@aol.com (Pollyhamilton@aol.com)  
**To:** Joseph\_Clase@yahoo.com;  
**Date:** Wed, March 10, 2010 10:35:33 PM  
**Cc:**  
**Subject:** March 16th Public Meeting and Hearing

Dear Mr. Clase,

My husband and I are unable to attend the meeting and hearing on the 16th. However, we wish to voice our strong opposition to the application of Shelley Materials for a Conditional Use Permit to allow a construction and demolition materials transfer station at 8328 Watkins Rd in the Farm Residential zoning district.

We live near this area, and we have had problems with Shelley Materials in the past. Our house has suffered significant and measurable damage to both the foundation and the interior caused by their blasting. They had a problem with their blasting a few years ago, and as a result, in one day our house developed cracks around the entire exterior, down through a basement wall, down interior corners, and suddenly interior doors would not close in some rooms and would not stay open in others. Our large detached garage developed cracks in the foundation and all across the floor, all in the same day. We hired a structural engineer who inspected our property and concluded that this sudden onset of stress cracks occurring in the same day was a result of the blasting. It appeared their blasting on that day was not done correctly. We notified Shelley, who sent someone out to our property. They said they didn't feel they were responsible (even though there was no other reasonable explanation) and promised to bring a seismograph to our home to measure the force of their daily blasting. They never followed through on that promise. They did, however, switch at that time to electronic blasting. This has been better, although there are still days when our house shakes violently and it sounds like a bomb is going off in the back yard.

Their trucks barrel down Watkins Rd., often nearly on top of passenger cars. They operate their equipment far into the night - sometimes as late as 1 AM, with the constant grinding of equipment and the beeping of the equipment backing up, so we can't even have our windows open on summer night because of the noise. They tear up the road and frequently run through the red light at Watkins and Rt 42 without even braking, and they show no consideration for those of us in the residential areas. We do not want them to encroach further into the farm/residential areas.

Millcreek Township needs to be a place for people to live, as well as for Shelley to make money. Shelley's activities diminish our property values as well as physically damage our homes. The U-1 areas were zoned Farm Residential for a reason - so people can live there and enjoy Millcreek township. It's not just a place to quarry stone. We have tried to be good neighbors and have tolerated their continual expansion because we love living here, but we did not expect that they would be allowed to expand beyond the areas that were zoned for their use. We checked out the zoning before we bought our house. We believed that we could enjoy our residential area without fear of the quarry constantly pushing our way. Those of us who live in this section of Watkins Rd have invested a lot of money in our homes and have made significant improvements to our property to make it a desirable area for people to live. However, if you allow Shelley to keep moving toward us and give them waivers and exemptions to the Farm Residential zoning, you will destroy our property values. The noise, the blasting, and the sometimes reckless operation of their trucks is bad enough. Please do not allow them to take over more land which should be used for residential or farm purposes.

We would be happy to supply you with a copy of the engineering report if you'd like to see what has happened to our property already due to the proximity to Shelley Materials. It's not pretty. Please don't make things worse.

Thank you,

Keith and Polly Hamilton  
7407 Watkins Rd

By the way, we have sent emails to all the township trustees as well as to the email address listed on the township site for the zoning commission and have thus far received a reply from no one. We really expected our officials to be more responsive than this.

Before the Millcreek Township, Union County, Ohio  
Board of Zoning Appeals

Subject: Application of Shelly Materials, Inc. for a Conditional Use  
Permit for a Construction Debris Transfer Station

STATEMENT OF SHELLY MATERIALS, INC.

What is Construction Demolition Debris?

Construction and Demolition (C & D) Debris is waste material that is produced in the process of construction, renovation or demolition of structures. Components of C & D Debris typically included concrete, asphalt, wood, metals, gypsum, wallboard and roofing.

What is the purpose of C & D Debris recovery?

It is to provide for the recovery (recycling) of products and materials for the purpose of recycling and properly disposing of materials that can not be recycled.

What is a C& D Debris Transfer Station?

A C & D Debris Transfer Station receives construction and demolition debris which is sorted on a sorting pad into recyclable and non-recyclable materials. The recyclables and non-recyclables are transported to appropriate off-site facilities.

Millcreek Township's Standards for Conditional Uses:

- (a) The relevant property is zoned M-2 in the Millcreek Zoning Resolution.
- (b) Section 6754 provides for a Construction and Demolition Transfer Station provided all business activity and equipment is stored within an enclosed structure or fully screened with landscape features. The applicant's business activity as depicted on the plan submitted will be within an enclosed structure or fully screened with landscape features.
- (c) Lot Size.

The facility will be located on a fifty (50) acre parcel.

- (d) M-2 Manufacturing District Lot Requirements and Setbacks.

Front Setback > 90' from centerline of road.  
Side Setback > 100' from shared lot line.  
Rear Setback > 100' from shared lot line.

(e) M-2 Manufacturing District Maximum Lot Coverage.

Parcel greater than 10 acres.  
Building plus parking and loading areas < sixty percent (60%).

(f) M-2 Manufacturing District Maximum Building Height of Principal Building.

Principal building: 35 feet

(g) M-2 Manufacturing District Accessory Buildings.

N/A

(h) M-2 Manufacturing District Design Standard.

1. Landscaping - mound with appropriate landscape materials.
2. Parking as depicted on site plan.
3. Loading area as depicted on site plan.
4. Signs - none contemplated at this time.

(i) Conditions considered.

1. The proposed use is in accordance with the general objectives and specified objectives of the Zoning Resolution. The proposed use is specified as a conditional use in the M-2 Zoning District. The property is zoned M-2.

2. The proposed use will be designed, constructed, operated and maintained so as to be compatible and appropriate in appearance with the character of the neighborhood. The facility is designed so that it will not be visible from outside the property. It will have appropriate mounding and landscaping. (See site plan) There will be no detrimental impact on the neighborhood. The surrounding area is zoned for mining extraction and agriculture. The surrounding property is owned by Shelly Materials, Inc. Any noise will involve the loading and unloading of trucks which already occurs on the property. Total traffic will be reduced by combining 10-15 small loads into one load for transport to a recycling center or landfill.

3. The proposed use will not create an undue burden on public facilities and services. The economic impact will be positive. The facility

will provide increased employment for the area and a recycling economic positive.

4. The proposed use is not hazardous nor disturbing to permitted uses. The facility will merely transfer construction demolition debris material by combining small loads into one large load and transporting one large load to a recycling center or landfill.

Respectfully submitted,

Shelly Materials, Inc.

By: \_\_\_\_\_  
Paul D. Rice, its attorney

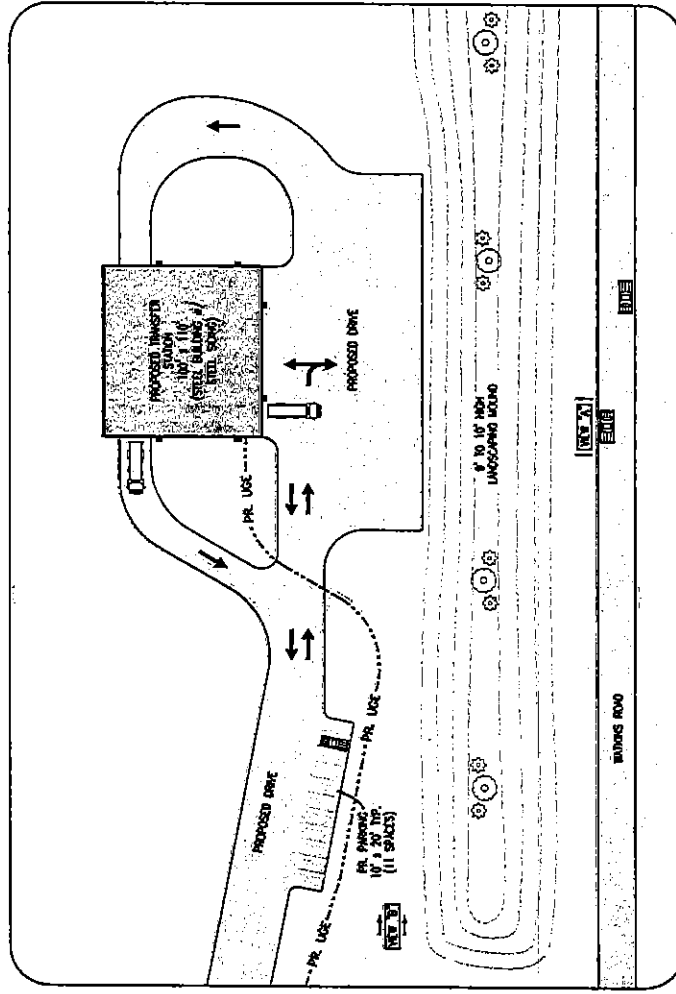
RECEIVED 3/16/10

# Shelly Materials

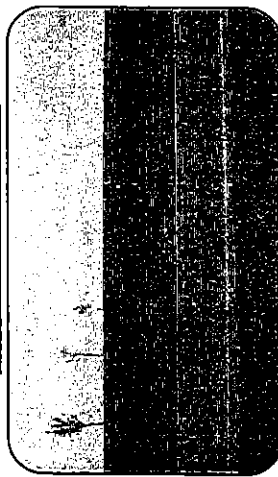
Construction & Demolition  
Transfer Station  
8328 Watkins Road - Ostrander - Ohio

Attachment D

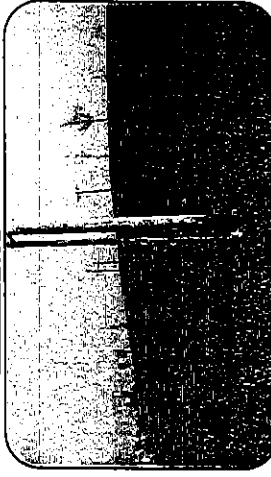
PROPOSED FACILITY LAYOUT  
SCALE: 1" = 40'-0"



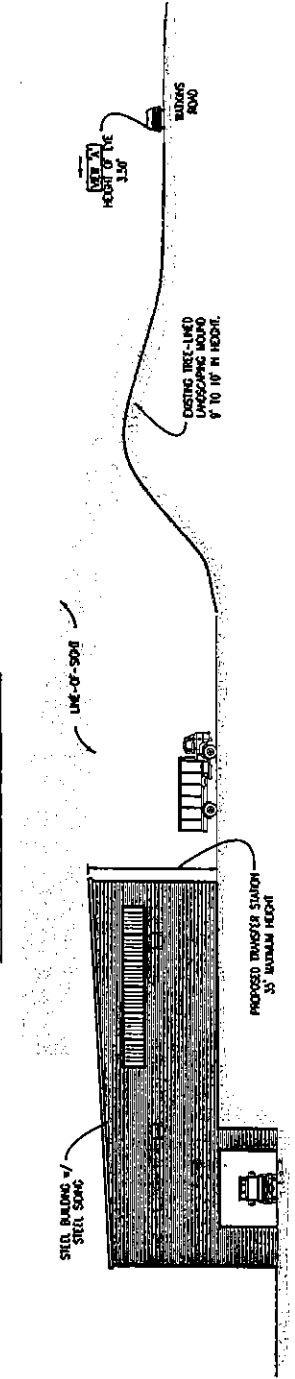
VIEW "A" FROM WATKINS ROAD



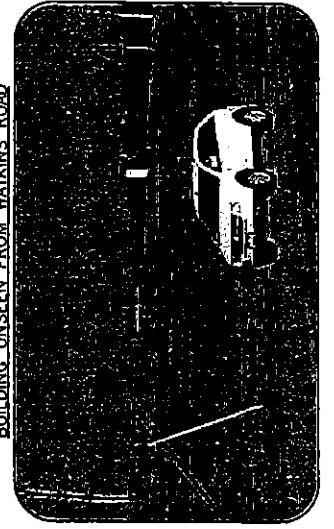
VIEW "B" FROM BEHIND MOUND



LINE-OF-SIGHT CROSS-SECTION



BUILDING UNSEEN FROM WATKINS ROAD



[illegible]

# BUSINESS Marketplace

CONNECTING PEOPLE AND BUSINESSES IN CENTRAL OHIO TO ADVERTISE, CALL FAYE ONEY AT 614-461-8831

## Miracle Method remodels baths, kitchens without replacement

Most of the time, the easiest solution to updating a bathroom is to have the old surfaces finished with the newest materials and colors. If your bathtub, shower or vanity counters are still in good condition but have seen better days, consider refinishing rather than going through the messy job of replacing them.

As a full-service refinisher, Miracle Method can repair and restore porcelain, acrylic, fiberglass, ceramic, laminated and cultured marble surfaces on tubs, showers, counters, sinks, walls and floors, saving clients, on average, 70 percent.

Jackie Brown's Worthington condo was built in the '70s, and the bathroom had never been updated. She didn't want to install a new vanity or sinks because she knew it would be more expensive and would involve tearing up the bathroom.

Brown called Miracle Method after researching its resurfacing process on the Internet. Brown also visited the Miracle Method showroom to see the company's work.

"They seemed to be very specialized," she said. "They also guaranteed their work. I didn't

bother to call anyone else."

Miracle Method resurfaced three cultured marble vanities with a natural stone look finish. The entire procedure took only a day and a half. Brown is happy with the results.

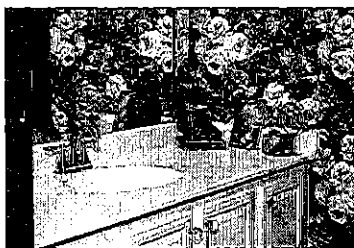
"I'm extremely pleased," she said. "The people who did the work were wonderful."

Brown was glad she found a solution that didn't involve tearing up her bathroom.

"It's the easiest makeover I ever had in my house," she added. "It was the least expensive, the fastest and the least amount of mess."

Miracle Method has earned the reputation as the preferred refinisher in Central Ohio. All technicians are full-time professional employees. Miracle Method invests only in the most advanced technology, equipment and materials.

Miracle Method's emphasis on customer service and dedication to quality work is why



It took Miracle Method only a day and a half to resurface Jackie Brown's cultured marble vanities with a natural stone look finish. Call (614) 801-0432.

the company has been listed on Angie's List for eight consecutive years with an "A" rating.

See the Miracle Method difference at [www.miraclemethod.com](http://www.miraclemethod.com) or call (614) 801-0432.

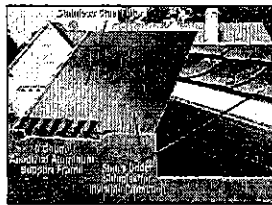
## Weather Armor guarantees your gutters will stay clean

If you're tired of climbing ladders to clean your gutters, why not end this perennial chore once and for all? Weather Armor offers a superior gutter guard that is guaranteed to keep everything out of your gutters forever.

Weather Armor's gutter guard was developed because of complaints the company was hearing about the other gutter protectors on the market.

"Most gutter guards don't work," explained Matt Reader of Weather Armor. "Leaves aren't the only things that fall into gutters. Our gutter guard was designed to keep out the small things: pine needles, small seeds, the 'helicopters' from maple trees, etc. Other products on the market keep out the leaves, but still allow the small stuff into the gutter. Over time, that stuff will eventually clog your gutters."

Weather Armor's gutter guard consists of a stainless-steel mesh filter in a sturdy aluminum frame. It fits over your existing gutter without being nailed directly into the roof.



The first 20 people to call 795-4800 and mention this article will receive \$250 off the purchase of Weather Armor's gutter guard.

This unique design is the newest technology on the market and is completely guaranteed to keep everything out of your gutters.

"Other companies' guarantees state that if your gutters clog with their product, they will

come and clean your gutters for free," Reader said. "In our opinion, that's a pretty expensive gutter-cleaning service."

"We're so confident about our product, that we offer a full refund if your gutters clog, which is a much better guarantee."

Reader says that half of the business his company has done so far was replacing old gutter covers (that his competitors installed) with his Weather Armor gutter covers.

"This is the last purchase you will ever make for protecting your gutters," he said. Weather Armor has never had to replace any of the gutter guards it has installed.

Weather Armor is a member in good standing of the Better Business Bureau and Angie's List. The company is currently offering a

"spring kickoff" special. The first 20 people to call and mention this article will receive \$250 off the purchase of its gutter guard. Call (614) 795-4800 (in Ohio, 1-866-546-2234) for a free estimate.

## Where does the debris go?

S.G. Loewendick & Sons is leading the way in its efforts to recycle construction and demolition (C&D) debris that is removed from construction sites. Have you ever wondered what happens to old buildings after they're torn down? If you thought the debris ends up in the landfill, you're only partly correct.

"Once a building is torn down, the city requires that 25 percent be recycled," explained Dave Loewendick, president of S.G. Loewendick & Sons. "OSU actually requires 30 percent to be recycled on all of its construction and demolition projects."

Even though 25 percent appears to be a small amount, S.G. Loewendick & Sons has its own recycling goal: to be able to recycle more than 75 percent.

Debris from construction and demolition projects is taken to the Frank Road C&D Landfill where the recyclable portion is separated from the material that ends up in the landfill. Loewendick's sister company, Central Ohio Contractors, provides containers at the construction sites where the debris is either separated on-site or trucked off-site for separation at the landfill.

Frank Road C&D is working to ramp up its recycling efforts. Michael Dinneen, recycling coordinator, continually searches for new markets for the recyclables — companies who will take the debris diverted from the landfill.

Just what types of materials are actually diverted from the C&D landfill? The following is a list of what the industry calls "clean products," products that can be recycled into similar or new products:

**Concrete.** This represents the majority of the debris and the easiest to recycle. Concrete is recycled into "aggregate" or gravel that is used for roads and other projects.

**Asphalt.** Asphalt goes back to the asphalt plant for recycling into more asphalt.

**Steel.** Recycled steel is made into steel for cars and buildings. Just about anything made of steel today is made from recycled



Through its recycling efforts last year, the Frank Road C&D facility saved enough energy during that time to power 500 homes for one year.

steel.

**Cardboard.** This goes back into new cardboard boxes.

**Aluminum.** Recycled into more aluminum.

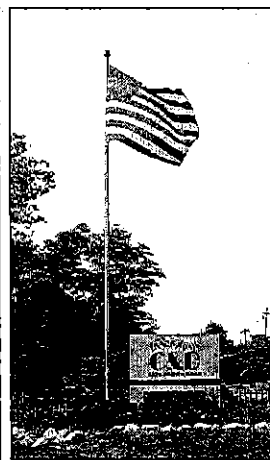
**Plastics.** Recycled into new plastics.

**Ceiling tiles.** Recycled into new ceiling tiles.

**Carpet.** Can be recycled into new carpet.

**Glass.** Recycled into new glass.

"As the value of recycled materials goes up, we'll be able to recycle more," Dinneen said. "Recycling also saves the energy it takes to make a new product. For example, recycling 1 ton of aluminum only uses 4



percent of the energy it would take to create 1 ton of new aluminum from scratch."

As new markets are found for recycled materials, the life of the C&D landfill can be extended. Loewendick said that it is currently working on a process that would convert clean waste wood into fuel to power combustion boilers.

Because of its recycling efforts in 2007, the Frank Road C&D facility saved enough energy during that time to power 500 homes for one year.

For more information on S.G. Loewendick & Sons' recycling efforts, call (614) 539-2582. Visit [www.frankroadc-d.com](http://www.frankroadc-d.com).

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# BUSINESS Marketplace

CONNECTING PEOPLE AND BUSINESSES IN CENTRAL OHIO TO ADVERTISE, CALL FAYE ONEY AT 614-461-8831

## Business Marketplace Success Stories

Advertising in Business Marketplace works. Here is what just a few of the program's participants have had to say:

"Business Marketplace is the most successful advertising program we have for immediate and long-term sales. We can count on the phone ringing all day on a Tuesday that our advertisement is in print. As far as long-term, clients habitually arrive at our showroom with the Marketplace article in hand. We also have arrived at many homes for jobs and estimates with articles on the fridge, some from a year after print. With such life that long, Marketplace is one of the best investments we have made."

— **Miracle Method**

"We have been an advertiser in The Columbus Dispatch's Business Marketplace for almost five years with outstanding results. I'm not sure a month goes by without someone saying, 'I saw your article in The Dispatch.' If this type of advertising suits your company, you can be sure Business Marketplace will deliver."

— **Jani-King of Columbus**

"I have personally gotten responses from many readers who saw and read the articles giving credit for the Golden Giant Company. We as a company have approached other newspapers all over Ohio to promote the same features as in the Columbus Dispatch ... but to no success. I would hope the Dispatch would continue to have this tool available for all advertising customers in the years to come."

— **Golden Giant, Inc.**

"Our testimonial advertising in Business Marketplace has single-handedly made our business successful. We recently tried coupon mailings, but they did not have the same return that Business Marketplace has given us. We would recommend to anyone in business to try this type of advertising. Feel free to call us at our business anytime to see how our business has grown from our Business Marketplace advertising."

— **Shower Doors of Ohio**

Business Marketplace worked for these advertisers. And it will work for you, too. Call Faye Oney at 614-461-8831 to advertise in Business Marketplace.

## Gemco buying new, broken, unbroken jewelry

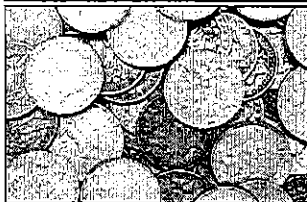
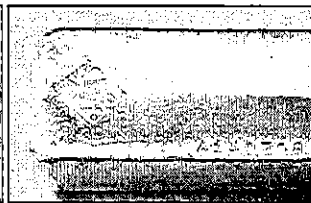
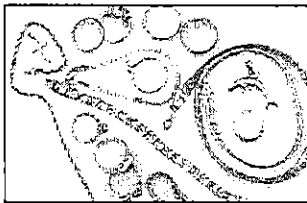
The recent spike in silver and gold prices has made it very lucrative for many people looking to sell their old jewelry. Gemco Coins & Jewelry, Columbus' most trusted coin and jewelry dealer, has been buying a lot of its customers' scrap jewelry these past few weeks. The appraisers want you to know that the process is not only fast and easy but discreet as well.

"We understand that some women may feel uncomfortable about the process," explained Greg Martin of Gemco. "Maybe it's their first time, and they don't want us to think they're desperate."

Martin says that there is nothing to worry about. "First of all, we're a business. We don't make judgments about people, especially our customers. All transactions are strictly confidential."

Gemco has been buying coins, currency and scrap jewelry for 21 years. The company is not a fly-by-night business that comes in from out of town, buys your valuables and then leaves. Gemco has built its business on the trust of its customers and will be around long after the other businesses have folded.

Some of the items Gemco is looking for include necklaces, rings (including old class rings), bracelets, earrings, lapel pins, cufflinks, the clasps, and jewelry with or without stones, new or broken. The condition of the jewelry does not matter; Gemco is interested in the precious metal, not how the



piece looks.

Even though previous articles have specified dates when Gemco is paying, Martin wants his customers to know that he is *always* buying silver, gold, coins, currency and other valuables.

"Gold is at an all-time high right now; that's why we're encouraging you to bring in that unwanted jewelry you'll never wear and cash in on this opportunity to sell now," Martin adds. "In 21 years of business, we have never seen, and probably never will see, these high prices in precious metals again."

Unlike some coins and currency where he can quote ballpark figures over the phone, Martin says he cannot quote prices for old jewelry over the phone. "We need to actually weigh the jewelry and determine the gold content (for example, 10K, 14K, 18K) because we pay based on weight."

It's unclear how long gold and silver prices will remain this high. By waiting too long you may not get as much money for your jewelry. Gemco's appraisers think customers will be pleasantly surprised, and in some cases, shocked at how much money they can get

for their scrap jewelry.

Not sure what you have? Stop by Gemco and have the appraisers determine for you what items contain gold or silver. Bring your new or old jewelry, coins and currency to Gemco Coins & Jewelry, 5311 W. Broad St. (in the Saxton Real Estate building, just west of Norton Road; its friendly and courteous staff will personally attend to your needs in a confidential manner. Call (614) 878-2644 for more information. Hours are Monday through Friday, 10:30 a.m. to 5 p.m.; and Saturday, 10:30 a.m. to 4 p.m.



Indoor/outdoor patio set — Two 52-inch bronze framed metal love seats with tan Sunbrella fabric cushions and two matching lounge chairs. Love seats and two chairs regular price is \$4,967; sale price is \$2,498.



Sofa — Wesley Hall 82-inch sofa in yellow diamond pattern, Lawson arm. Regular price is \$4,422; sale price is \$2,498.

## Lombards celebrates 59 years with 59% savings

Lombards Furniture Galleries is celebrating its 59th birthday through May 31 with a furniture and accessory bonanza.

Lombards is debuting new furniture collections, new color palettes and fashion-forward fabrics to inspire everyone. The new Irish Collection, Kildare, is stunning and shown exclusively at Lombards. Vietri is a beautiful Italian handpainted line with Tuscan-style lamps, accessories and outdoor planters. Vietri also produces handmade beautiful casual chairs and flatware.

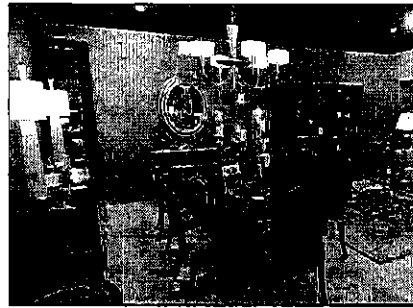
While visiting the showroom, experience the comfort of the Vera Wang bedding by Serta, new at Lombards.

Enjoy savings of up to 59 per-

**Vietri is a beautiful Italian handpainted line with Tuscan-style lamps, accessories and outdoor planters.**

payments until 2009 on in-stock merchandise. There also will be special discounts on all custom orders. As always, the talented designers will be happy to assist you in creating a beautiful retreat at your home.

Visit the inspiring showroom today and "Get the Good Stuff" at 2060 Bethel Rd., two miles west of Rt. 315. Hours are Monday and Tuesday, 10 a.m. to 8 p.m.; and Tuesday, Wednesday, Friday and



Dining table — Century Omni dining table 46-by-78 extends to 122 inches.

ing energy. If you saw \$20 bills floating out the window into the atmosphere, you'd try to figure out how you can keep that."

USA Insulation installs Premium Foam

downstairs. USA's premium foam acts as a sound barrier to the outside world, so your home will be quieter. Insulation is important to prospective buyers, and homes that

insulation evaluation at (614) 529-2440, or 1-888-894-1024. Visit [www.usainsulation.net](http://www.usainsulation.net) to see a video of the product.

# Loewendick & Sons' recycling efforts inch closer to its 75 percent goal

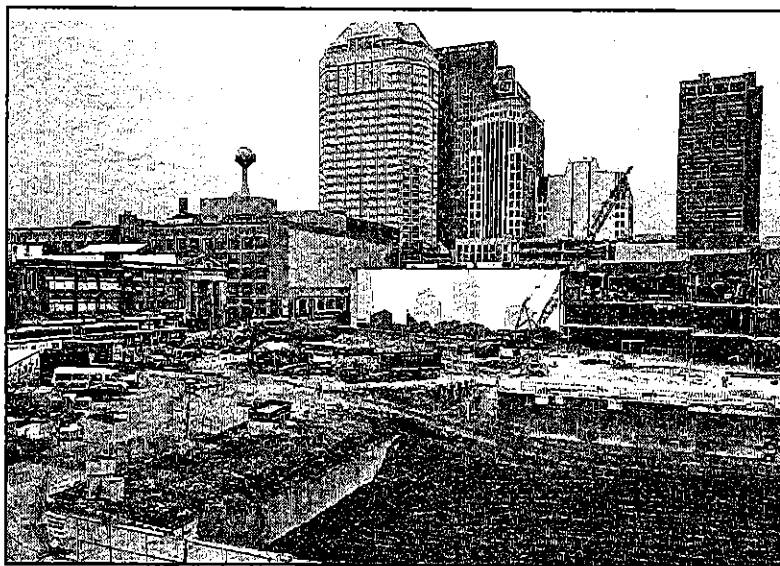
Frank Road Recycling Solutions (formerly Frank Road C&D Landfill) is busy being a good neighbor and helping to improve the environment. In the past year, the facility has recycled nearly 300,000 tons of materials, saving the equivalent amount of energy to power more than 550 homes in one year.

"Years ago we would recycle 15 to 20 percent of the materials pulled from a construction job," said Dave Loewendick, whose family owns Frank Road Recycling Solutions and its sister company, Central Ohio Contractors. "Today, we are getting 50 to 60 percent recyclable materials out of a project." He says the ultimate recycling goal for the facility is 75 percent.

Loewendick explained that Columbus mandates that 25 percent of materials pulled from a demolition job be recycled; his company always recycles more than the city's minimum. The current City Center demolition project has a mandate of 50 percent. Loewendick anticipates the company will get 90 percent recyclable materials from that job.

A typical demolition job involves the transfer of construction debris from the project site to the Frank Road Recycling Solutions center. Ken Pennington, operations director for the facility, manages a team of 12 who weigh and separate the materials as they come into the recycling center.

"Recyclables are tracked separately for each job so the appropriate LEED points can be allo-



**The current City Center demolition project has a mandate that 50 percent of the demolition debris be recycled. Loewendick anticipates that the company will get 90 percent recyclable materials from that job. Call (614) 539-2582 for more information.**

cated to the building," he said. After the recyclables are separated, they are sold to recyclers who reuse the materials in the

manufacturing process.

What happens to the specific materials? Cardboard goes back to the paper mills in the manu-

**The company offers tours of its Frank Road facility to educate area students on the importance of recycling.**

facture of recycled paper products. Metals go back to the steel mill to make new steel products, and concrete gets recycled into small stones, called aggregate. Wood is used in the manufacture of fuels and mulch, and plastics are used in the manufacture of new plastic products. Some of the unpainted drywall goes to farmers for soil amendment, and fluorescent bulbs are purchased by intermediaries who separate the unusable components.

S.G. Loewendick & Sons is not only a good neighbor but also a respectable community partner.

The company offers tours of its facility to local students, educating them on the importance of recycling. The company also offers the use of the landfill for hands-on training for local firefighters to practice disaster search-and-rescue missions. Because of its stellar track record, the Frank Road Recycling Solutions facility has been a grant recipient for its recycling work.

Central Ohio Contractors operates rolloff trucks and containers for construction and demolition projects. For more information on the company's recycling efforts, call (614) 539-2582.

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