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**Northfield Center Township Board of Zoning Appeals
Public Hearing**

6/9/22 – Kosmos Cement

I CALL TO ORDER-OPEN MEETING:

Time: 7:02 PM By: Vern Rudder, Chair.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

II Application:

Applicant Kosmos Cement/SEI Engineers, Inc. has applied for a variance regarding height regulations for new construction on parcel #4002436 on Valley View Rd.

Bob Carpenter, SEI Engineers addressed the BZA. He explained that the cement would be received by rail, loaded onto trucks, and delivered to their customers.

Ed Williams, Eagle Materials said he could answer questions about the operation including dust control and noise.

Jerry Crittenden, VP of operations of Kosmos Cement, said the plant was purchased by Eagle Materials in 2020.

Marty Schlossell introduced himself and the owner of Tri Mor.

Ms. Clark asked if the property was sold, leased, etc.

Mr. Schlossell said the property will be on a long-term lease with the option to purchase.

Mr. Rudder asked about the length of the lease.

Mr. Schlossell said he thought it was a ten-year lease.

Mr. Lamb asked if this was related to Summit Crushed Stone.

Mr. Schlossell said no.

Mr. Lamb asked about the process.

Mr. Williams explained the cement arrives at the facility via rail cars, it's dry material. There is an unloading pit with a boot lift which forms a seal between the equipment and the rail car and elevates the material and elevates it to the top of the silos, then it's distributed to the customer's trucks.

Mr. Lim verified that this is a sealed system, no dust.

Mr. Williams said yes.

Mr. Lim asked about the hours of operation.

Mr. Williams said 5-6 AM to 4PM. Hours peak earlier in the day.

Mr. Romanik verified that the material leaving is not mixed with aggregate, not ready for use.

Mr. Williams said that was correct.

Mr. Rudder verified that dry material is stored in silos.

Mr. Williams said yes, it's stored in bulk.

Mr. Lamb asked how many trucks coming in per day during peak.

Mr. Crittenden said approximately 52 per day.

Ms. Clark asked if the powder is carcinogenic.

Mr. Williams said no; all emissions will be controlled by their environmental permitting.

Ms. Clark expressed her concern about the residences nearby; what is the noise level like?

Mr. Williams said the noise level at the facility doesn't even require hearing protection. Air compressor would be the noisiest component, it's enclosed.

Mr. Schlossell said the trains are already there, this facility won't create as much noise as the current trains rolling at night.

Ms. Clark asked about the number of employees.

Mr. Williams said 6-8.

Ms. Clark expressed her concern about the aesthetics, silos can be seen above the tree line, and they are also much higher than existing structures.

Mr. Lamb thought the distance was about 1,000 feet from the facility to the nearest backyard.

Mr. Romanik verified 2 sidings for now.

Mr. Williams said yes, and a potential 2nd track if the railway requires it.

III COMMENTS BY AUDIENCE- None.

IV CLOSING OF OPEN SESSION:

Ms. Clark moved to close the Open Session at 7:45 PM.

Seconded by Mr. Lamb.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

V BOARD OF ZONING APPEALS DISCUSSION:

Mr. Romanik said industrial regulations are to protect residential neighborhoods. This is a permitted use; noise and dust aren't an issue according to testimony. Only the height of the facility would impact the existing residents. Everything else complies. Based on the site lines presented, the facility is isolated enough that it wouldn't be an issue.

Mr. Lim said there is a height exception in 230.06 B, but it's for other structures.

Mr. Lamb explained that's for mechanical equipment on top of the building.

Mr. Romanik said cases are taken on an individual basis, doesn't set a precedent.

Ms. Clark questioned if such a large variance would limit someone else's use of the property.

Mr. Lim said the business is fine according to the code; the height is an issue, and, is this the best use of the property for this kind of facility?

Mr. Lamb was concerned with residents that are already there; 160-foot-high structure will be seen by the residents. He questioned why a variance of 4 and ½ times would be considered.

Inspector Saunders said the 35-foot height maximum is for firefighting equipment to be able to reach.

Ms. Clark moved to grant a variance to the applicant for a 125-foot variance as requested to be constructed as per the submitted drawings for parcel # 4002436. This variance is strictly site specific and specific to the drawings submitted.

Seconded by Mr. Lim.

Roll Call:

V. Rudder, no; J. Romanik, aye; L. Clark, aye; G. Lim, aye; J. Lamb, no.

VI APPROVAL OF MINUTES:

1. Ms. Clark moved to waive the reading and approve the minutes of the Public Hearing on 5/19/22-Ebony's Ice Cream.

Seconded by Mr. Romanik.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

2. Ms. Clark moved to waive the reading and approve the minutes of the Public Hearing on 5/19/22-Liberty Valley Church.

Seconded by Mr. Lim.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.

VII OTHER BUSINESS:

Discussion of setting dates for new applications received for Liberty Valley

VIII MOTION TO ADJOURN:

Ms. Clark moves to adjourn at 8:30 p.m.

Mr. Romanik seconds the motion.

Roll Call:

V. Rudder, aye; J. Romanik, aye; Lisa Clark, aye; G. Lim, aye; J. Lamb, aye.