

File No. 142010001  
Date Received: Dec 30  
Scheduled Public Hearing Date: \_\_\_\_\_

Fee: 100.00  
Initials: SW  
Check or Receipt No. 13018

### APPLICATION FOR CONDITIONAL USE CITY OF GAHANNA - Planning Commission or Zoning Division

#### \*REQUIRED INFORMATION

\*Site Address 1000 BRICKLAWN AVE Parcel ID# 085-006164-0  
\*Applicant's Name REKLAMATION, LLC Email \_\_\_\_\_  
\*Status:  Land Owner  Option Holder  Cont. Purchaser  Agent  
\*Business Owner STEVEN M. GEIGER Phone# 614-778-5870  
\*Business Address 1000 BRICKLAWN AVE / PO BOX 307717 Fax# \_\_\_\_\_  
\*City/State/Zip GAHANNA, OH 43230 Current Zoning M-1 / OCT  
\*Proposed Use 2 years Total Acreage 0.3  
\*Reason for Conditional Use stockpiling on construction materials for roads  
and development per 13 AUTHORIZATION with Ohio EPA  
\*Developer Geiger Excavating Phone (614) 373-7500  
\*Complete Address PO BOX 307717 Gahanna, OH 43230  
\*Contact STEVEN M. GEIGER Title President  
Landowner REKLAMATION, LLC Phone (614) 778-5870  
Complete Address Wtown St. Pataskala, OH 43062

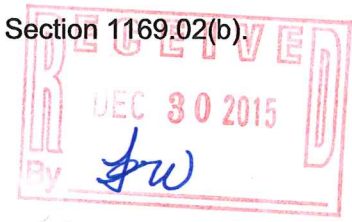
Note: Planning Commission and/or City Staff may visit the property prior to the hearing.

Steven M. Geiger Member  
\*Applicant's Signature

12/30/15  
Date

#### Submission Requirements

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.02(b). See attached sheet.
2. Two (2) 11x17 and nine (9) 8 1/2 x 11 copies of plan.
3. Statements of information as required in Section 1169.02(a).
4. Application Fee of \$100.
5. A list of contiguous property owners and their mailing addresses.



#### APPROVAL

In accordance with Section 1169 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been approved by the City of Gahanna Planning Commission on \_\_\_\_\_. A copy of the minutes is hereby attached. The applicant shall comply with any conditions approved by the Planning Commission, and shall comply with all building, zoning, and landscaping regulations now in place. This approval is valid from public hearing date to \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Administrator

\_\_\_\_\_  
Date

\*Note: All correspondence will be to applicant above unless otherwise stated.

Contiguous Property Owners for Parcel 025-006164-0

City of Gahanna  
200 S Hamilton Rd.  
Gahanna, OH 43230

Parcels: 025-004267-00, 025-006473-00  
025-006693-00, 025-006692-00

Rob & Denise Freiheit  
PO Box 2332  
Granite Bay, CA 95746

Parcels: 026-190717-00, 025-006689-00

Geiger Excavating, Inc.  
PO Box 307717  
Gahanna, OH 43230

Parcels: 025-013680-00, 025-006160-00

Columbus & Ohio River RR Co. Parcel: 025-004266-00  
STE 300  
47849 Papermill Rd.  
Coshocton, OH 43812

**REKLAMATION, LLC.**

**APPLICATION FOR  
CONDITIONAL USE**

**PARCEL**

**025-006164-0**

**DECEMBER 2015**

## **SECTION 1**

Legal Description and site map of 22.931 acres parcel number 025-006164-0

## **SECTION 2**

History of site as submitted to OWDA for loan 05/30/2013 loan approved 12/12/2013 for a period of 5 years to complete phase II site assessment.

Estimated budget for full site remediation as of 09/3/2013 as prepared by PSI engineering.

13 Authorization from Ohio EPA authorizing us to continue work on the landfill under our current on site operations including stockpiling and recycling of materials, stone and soil for resale.

## **SECTION 3**

Letter from US Railcar Company, Llc. expressing interest in site for future manufacturing of rail car location 05/15/2015

Letter from JobsOhio with assistance offer letter for the creation of jobs 06/01/2015

# SECTION

1

PARCEL 3:

33620A17

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United States Military Lands, and being a part of that original 8.00 acre tract as conveyed to the Columbus Clay Manufacturing Company of record in Deed Book 439, Page 578, Recorder's Office, Franklin County, Ohio, and also being a 5.740 acre tract of land conveyed to the City of Gahanna by deed shown of record in Official Record 1835-606, Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

Beginning at a point at the southwesterly corner of that 3.707 acre tract (Lot No. 19 "The Industrial Zone" of record in Plat Book 34, Page 86 thru 90, inclusive) as the same was conveyed to the City of Gahanna of record in Deed Book 3693, Page 657, said point of beginning also being in the northerly line of the Baltimore and Ohio and Penn Central Transportation Company right-of-way;

Thence S 81° 32' 33" W a distance of 306.42 feet along the southerly line of the aforesaid original 8.00 acre tract and the northerly right-of-way line of the aforesaid railroad to a point at the southwesterly corner of the aforesaid original 8.00 acre tract and the southeasterly corner of that original 231.05 acre tract as conveyed to Elizabeth Fitzuro of record in Deed Book 1662, Page 303;

Thence N 00° 56' 59" W a distance of 737.93 feet along the westerly line of the aforesaid original 8.00 acre tract and an easterly line of the aforesaid original 231.05 acre tract to a point at the northwesterly corner of the aforesaid original 8.00 acre tract;

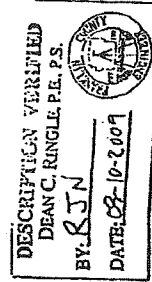
Thence N 81° 41' 28" E a distance of 397.93 feet along the northerly line of the aforesaid original 8.00 acre tract and a southerly line of the aforesaid original 231.05 acre tract to a point at a southeasterly corner of the aforesaid original 231.05 acre tract;

Thence SOUTH a distance of 307.06 feet crossing the aforesaid original 8.00 acre tract to a point in the northerly line of the aforesaid 3.707 acre tract (Lot No. 19);

Thence the following two (2) courses and distances continuing to cross the aforesaid original 8.00 acre tract and along the northerly and westerly lines of the aforesaid 3.707 acre tract (Lot No. 19):

- 1) Thence N 81° 41' 30" W a distance of 86.90 feet to the northwesterly corner of the aforesaid 3.707 acre tract (Lot No. 19);
- 2) Thence S 00° 56' 59" E a distance of 453.82 feet to the point of beginning and containing 3.740 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

The above description was prepared in the office of the Franklin County Engineer by David L. Pearson, P.S., Ohio Registered Surveyor No. 7298, from recorded courthouse documents in September, 1996 for the auditor's auctioning of tax parcel number 025-6164.



M-095-A  
ALL OF  
(025)  
006164

M-095-A  
ALL OF 6164  
LWD 025

ALL OF  
025-6164

11/18/96



Together with reasonable access to platted Enterprise Drive as set forth in Warranty Deed from Columbus Clay Limited, an Ohio Limited Partnership and Gahanna Community Improvement Corporation, as filed in Official Record Volume 1835, page 601, Recorder's Office, Franklin County, Ohio

RECORDED

01835604

4) Thence N 61° 38' 48" W, a distance of 100.00 feet to a point of curvature:

5) Thence along a curve to the left having a radius of 365.28 feet, a central angle of 1° 14' 25", the chord to which bears N 62° 15' 59" W, a distance of 7.91 feet to a point in the westerly line of the aforesaid Reserve "D";

Thence NORTH, a distance of 81.02 feet, along the westerly line of said Reserve "D" to the point of beginning, containing 0.803 acres, more or less, and being subject to all easements and restrictions of record.

PART TWO

Beginning, for reference, at a point in the northerly line of the aforesaid Reserve "D" at the northeasterly corner of the aforesaid Part One, said point also being in the southerly line of the aforesaid City of Gahanna 3.564 acre tract;

Thence the following two (2) courses and distances along the northerly line of said Reserve "D" crossing the aforesaid 3.564 acre tract:

1) Thence N 85° 48' 24" E, a distance of 3.57 feet to a point of curvature:

2) Thence along a curve to the right having a radius of 585.00 feet, a central angle of 12° 53' 53", the chord to which bears S 87° 44' 40" E, a distance of 131.41 feet to a point in a southerly line of aforesaid 3.564 acre tract, said point being the point of true beginning for the herein described tract;

Thence continuing along the northerly line of aforesaid Reserve "D" with a curve to the right having a radius of 585.00 feet, a central angle of 14° 47' 38", the chord to which bears S 73° 53' 54" E, a distance of 150.63 feet to a point of tangency:

Thence S 66° 30' 05" E, a distance of 40.00 feet, continuing along the northerly line of aforesaid Reserve "D" to a point;

Thence the following three (3) courses and distances across the aforesaid Reserve "D":

1) Thence S 23° 29' 55" W, a distance of 30.00 feet to a point;

2) Thence N 66° 30' 05" W, a distance of 40.00 feet to a point of curvature:

3) Thence along a curve to the left having a radius of 555.00 feet, a central angle of 20° 48' 38", the chord to which bears N 76° 54' 24" W, a distance of 200.48 feet to a point on a curve in the southerly line of the aforesaid 3.564 acre tract;

Thence along a southerly line of the aforesaid 3.564 acre tract with a curve to the right having a radius of 345.00 feet, a central angle of 4° 55' 59", the chord to which bears N 67° 43' 30" E, a distance of 29.69 feet to a point of tangency:

Thence N 76° 11' 30" E, a distance of 37.23 feet, continuing along a southerly line of the aforesaid 3.564 acre tract to the point of true beginning, containing 0.149 acres, more or less, and being subject to all easements and restrictions of records.

82-196  
M-95-11A  
0.149 ACS.  
OUT OF  
464  
GAHANNA

R. D. ZANDE AND ASSOCIATES, Ltd.

*James P. Shover*  
Registered Surveyor No. 4702

June 12, 1980  
Job No. 934  
Dwg No. E-934  
LWP/cjt  
Revised 11/24/81 LWP

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United Military Lands, also being part of Reserve "D" of the "INDUSTRIAL ZONE" as shown and delineated upon the recorded plat thereof in Plat Book 54, Pages 84 thru 90, Recorder's Office, Franklin County, Ohio being more particularly described as follows:

Being all of the above referenced Reserve "D" of the "THE INDUSTRIAL ZONE" (being 29.623 acres) excepting out the following three parcels of land shown of record in the Franklin County Recorder's Office, Franklin County, Ohio:

Situate in the State of Ohio, County of Franklin, City of Gahanna, being in Section 3, Township 1 North, Range 16 West, United States Military Lands and being Part Reserve "D" as shown on "THE INDUSTRIAL ZONE" of record in Plat Book 56, Pages 86 thru 90, inclusive, also known as the original 40 acres (First Tract) conveyed to the Columbus Clay Manufacturing Company of record in Deed Book 459, Page 577, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

PART ONE

Beginning at a point in the westerly line of the aforesaid "THE INDUSTRIAL ZONE" at the northwesterly corner of said Reserve "D" and the southerly line of the Railroad Utility easement shown on said Plat, said point being located SOUTH, a distance of 596.63 feet from a point in the southerly line of Claycraft Road (60 feet in width) at the northwesterly corner of Lot Number 13 of said "THE INDUSTRIAL ZONE" plat:

Thence the following five (5) courses and distances along the northerly line of aforesaid Reserve "D":

- 1) Thence along a curve to the right having a radius of 521.31 feet, a central angle of 18° 22' 24", the chord to which bears S 65° 22' 00" E, a distance of 166.46 feet to a point of reverse curvature:
- 2) Thence continuing along a curve to the left having a radius of 445.00 feet, a central angle of 27° 36' 45", the chord to which bears S 69° 59' 13" E, a distance of 212.39 feet to a point:
- 3) Thence N 6° 12' 25" E, a distance of 15.00 feet to a point on a curve;
- 4) Thence along a curve to the left having a radius of 430.00 feet, a central angle of 10° 24' 01", the chord to which bears S 88° 59' 36" E, a distance of 77.95 feet to a point of tangency;
- 5) Thence N 85° 48' 24" E, a distance of 146.56 feet to a point on a curve to the northerly line of a 3.564 acre tract (Parcel No. 3) conveyed to the City of Gahanna of record in Deed Book 3666, Page 43;



22 195  
M 95-AA  
0.5034cs  
G 124  
GAHANNA

Thence along a northerly line of the aforesaid 3.564 acre tract with a curve to the left having a radius of 405.00 feet, a central angle of 6° 27' 04", the chord to which bears S 54° 25' 02" W, a distance of 45.58 feet to a corner of said 3.564 acre tract:

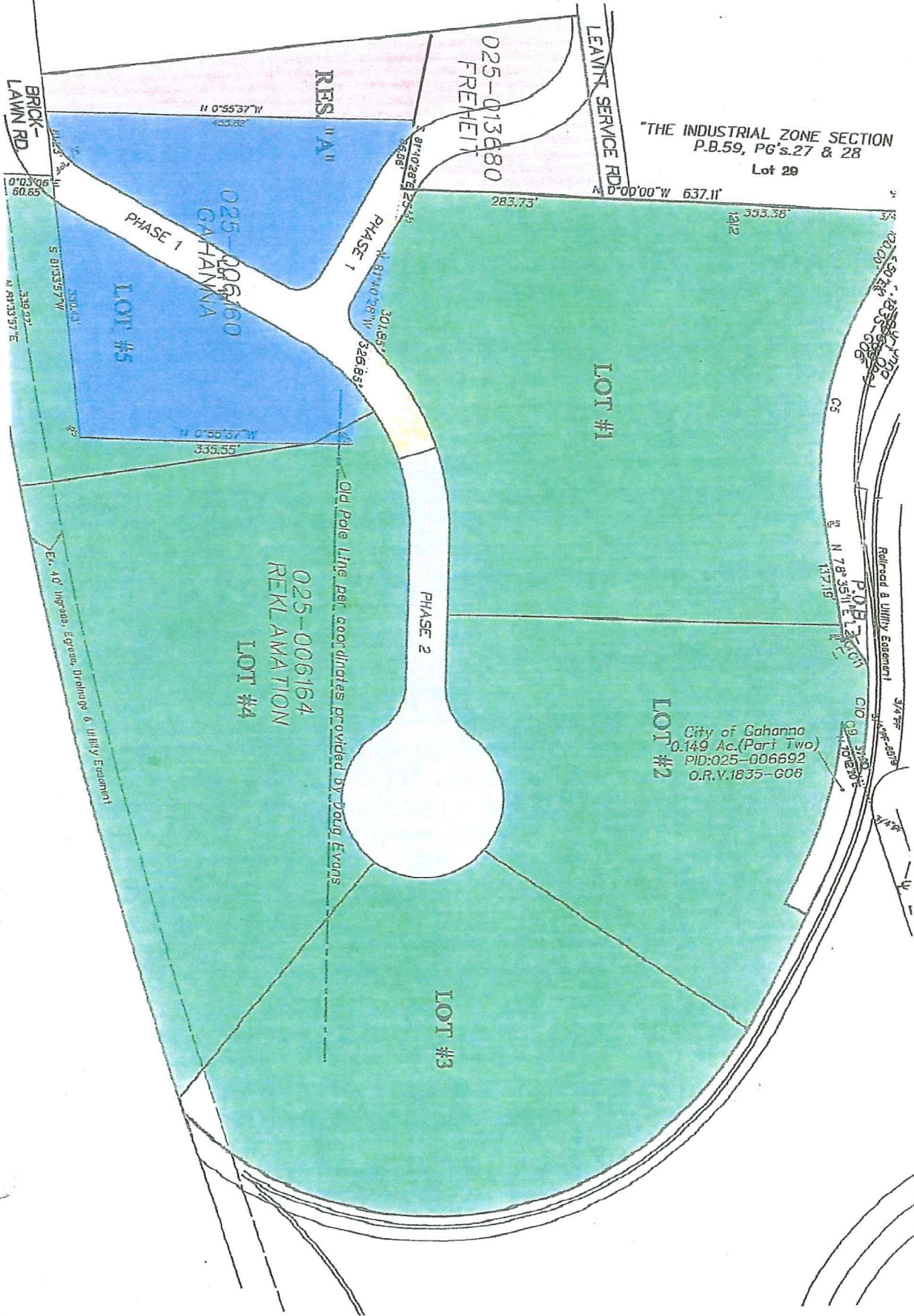
Thence S 38° 48' 30" E, a distance of 7.61 feet, along a westerly line of aforesaid 3.564 acre tract:

Thence the following five (5) courses and distances across the aforesaid Reserve "D":

- 1) Thence S 85° 48' 24" W, a distance of 9.03 feet to an angle point;
- 2) Thence S 78° 39' 14" W, a distance of 137.19 feet to a point of curvature;
- 3) Thence along a curve to the right having a radius of 460.00 feet, a central angle of 39° 16' 29", the chord to which bears N 81° 29' 47" W, a distance of 309.18 feet, to a point of tangency;



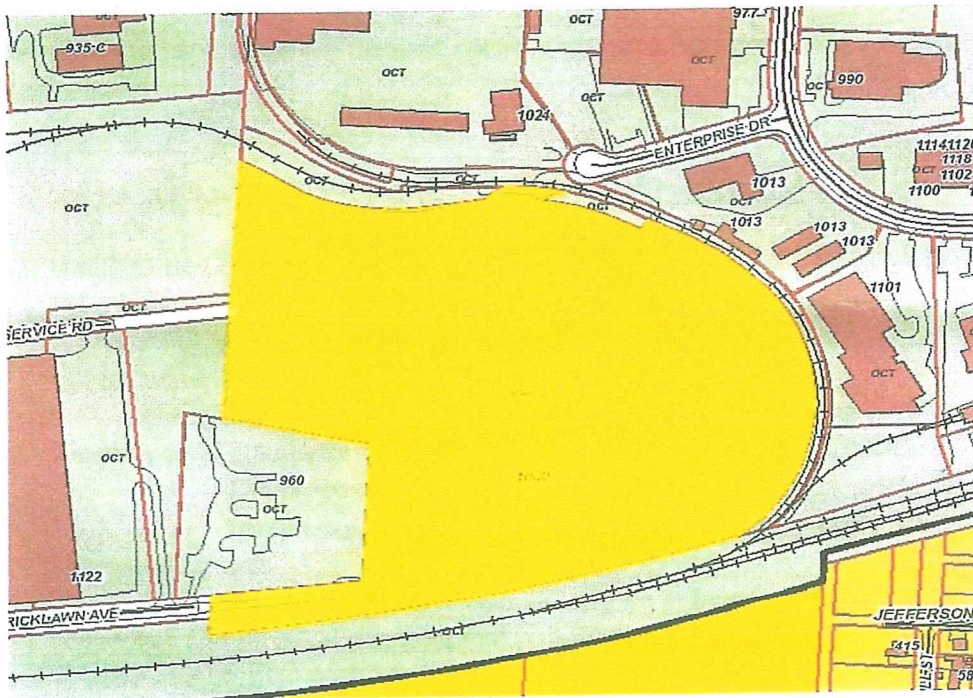
THE INDUSTRIAL ZONE SECTION  
P.B.59, PG's.27 & 28  
Lot 29

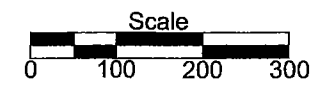
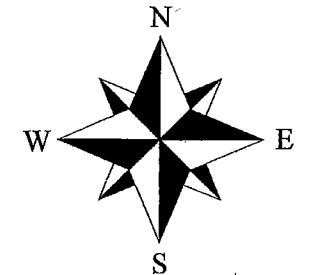
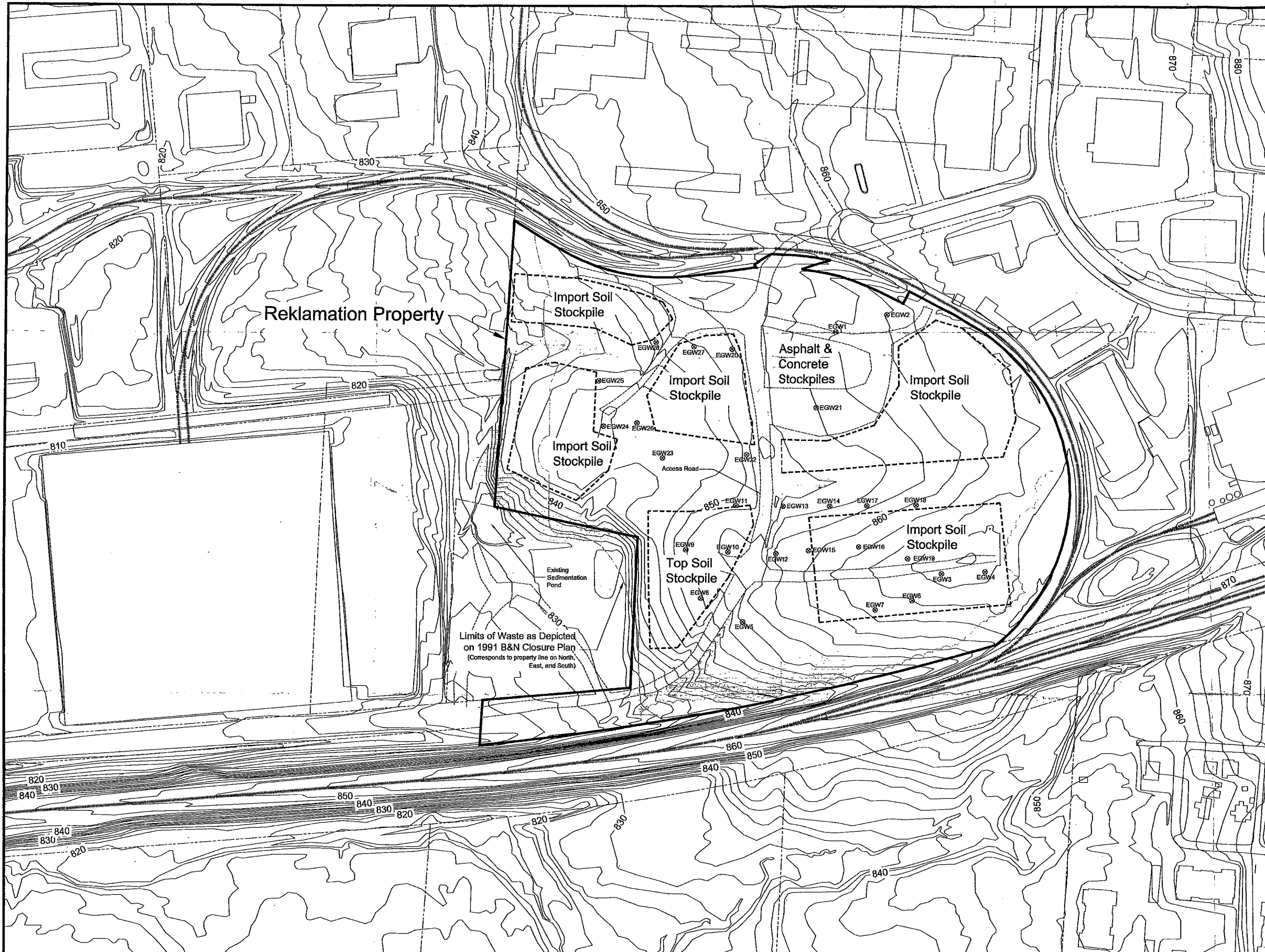


Aerial Map



Zoning Map

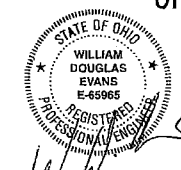




- Property Lines
- Railroad
- 10-Foot Contour
- 2-Foot Contour
- Tree Line
- EGW7 (Explosive Gas Vent # 7)
- Stockpile Boundary
- Seeded Areas
- Buildings

**NOTE:**  
Gas Vents impacted by stockpile locations to be extended up through stockpiles using like and kind PVC materials.

RECEIVED  
JUN 22 2010  
OHIO EPA/CDO



5-12-2010  
SOLID WASTE APPROVED  
OHIO ENVIRONMENTAL PROTECTION AGENCY  
JUL 26 2010  
AS EVIDENCED BY COPY OF LETTER OF APPROVAL HERETO ATTACHED

Prepared for Reclamation LLC  
File # 1204.002.001  
Date: May 6, 2010  
Revised May 12, 2010 per OEPA request.  
Copyright © 2010 Dam & Landfill Onsite Engineering Services, LLC all rights reserved.

**Dam & Landfill Onsite Engineering Services, LLC**  
2417 Spring Cress Ave., Grove City, Ohio 43123  
Phone (614) 595-5256 Fax (614) 539-5773

**Plate 1  
Stockpile Locations**  
Bedford II Landfill Property  
Gahanna, Ohio

# SECTION

2

**APPLICATION SUMMARY(Submitted to OWDA 05/30/2013 {application approved 12/12/2013})**

**1. Goal of the Brownsfield Project:**

**History of the Project**

- The Property is located in the City of Gahanna in Franklin County, Ohio. The Property consists of Franklin County Auditor's parcel 025-006164 (22.931 acres). The current parcel (025-006164) was split from a 32.485 acre parcel owned by Clay Manufacturing Corporation. The Property, which comprises the bulk of the former landfill, was obtained by Bly, Inc. from Clay Manufacturing Corporation in November 1996. In June 2009 the Property was acquired by Reclamation, Llc. The 3.707 and 4.895 parcels were obtained by the City of Gahanna in 1979. The two smaller parcels were obtained from Clay Manufacturing by the City of Gahanna in June 1982 in order to build a rail spur to service the growing industry in the area.

According to the Auditor's assessment list, the 22.931 parcel (Property) was listed as being owned by Clay Manufacturing or variations thereof (Columbus Clay LTD, Columbus Clay Manufacturing) from 1979 to 1996. Files obtained from the Ohio EPA indicated that Columbus Clay Manufacturing owned the Property as early as 1920. The Property was operated as a former clay pit/brick manufacturing facility and former landfill. A brick plant was formerly located on the parcel to the immediate west of the landfill. The Property had been abandoned for several years prior to being used as a Landfill. In 1973, Ace Trash Away leased the abandoned clay pit for use as a demolition Landfill. Inspections conducted by the County Health Department documented that more than demolition and construction debris was being disposed of on the landfill. The observed waste reportedly contained industrial containers with solvent odors.

In 1974, the Property was leased to Systematic Sanitation Services, Inc. (S.S.S.). The company was issued a solid waste disposal license by the Ohio EPA in May 1975. The owner of the Property reportedly did not renew the lease with S.S.S. due to violations of the lease agreement. At that time, the owner entered into an agreement with ECOL, Inc. (a subsidiary of the Claycraft Company) to operate the Landfill. The Bedford II landfill reportedly accepted waste until August 1978. The Landfill operated for a period of approximately 5 years and was closed in 1978.

The property is presently owned by Reclamation, Llc. and has entered the VAP PAYGO Program. There are currently no habitable structures located on the Property.

### **Economic Benefit**

- It is estimated that update to the current Phase II Assessment along with the installation and testing of 3 ground water wells to detect if there is currently any ground water contamination on the property will cost \$278,120.00. We estimate 2 construction jobs and 6 consultant jobs will be supported with his loan funding with the average wage of \$40/hour. It is anticipated the site will be redeveloped to support the manufacturing industry. Once redeveloped, the site will provide increased income, property, and business tax to the City of Gahanna and state.

### **Community Benefit**

- The City of Gahanna has struggled with this vacant industrial site/former landfill since the early 80's. Currently, portions of the neighboring property has been redeveloped into light industrial space. Several interested parties have approached the City and inquired about the property but turned away once they learned of the potential contamination. Once remediated, this property will be market-ready and poised for immediate redevelopment.

### **Environmental Benefit**

- The environmental consultants, PSI, have updated a previous Phase I Assessment done by Hull and Associates. At this time the best course of action is an update of the Phase II Assessment conducted by Hull and Associates including the further testing and sampling of ground water for contamination. This project's cleanup plan is beneficial to the environment and immediate community for several reasons. As it currently stands, this property is not a safe work environment due to the presence of hazardous substances on the property. Reducing the risk associated with the contamination from the former industrial/landfill uses will enable the future tenants and their employees to work in a healthy environment.

### **Sustainability (land reuse, innovative stormwater management, etc.)**

- By reusing a former landfill and industrial area, Geiger Excavating, Inc will be repurposing the land for new tenants. This encourages redevelopment on suitable property instead of sprawl-like development on greenspace or agricultural land away from utilities and commercial transportation.

### **Project's readiness to proceed if funded**

- Project will begin within 90 days of loan award date.

**Bedford II Landfill Preliminary Budget  
(9/3/2013)**

Category	Item	Unit	Unit Price	Quantity	Total
<b>HEALTH/SAFETY</b>					
	Health & Safety Training	LS	\$50,269.62	1	\$50,269.62
	Health & Safety Consultant	LS	\$39,447.12	1	\$39,447.12
	Site Specific Air Monitoring	LS	\$63,000.00	1	\$63,000.00
	Health & Safety Physicals	LS	\$2,817.12	1	\$2,817.12
	Health & Safety Supplies	LS	\$2,965.38	1	\$2,965.38
	Respirator Tests	LS	\$788.79	1	\$788.79
<b>MOB/DEMOB GEN COND/BOND</b>					
	Maintain Haul Road	LS	\$23,771.18	1	\$23,771.18
	Project Management	LS	\$36,056.61	1	\$36,056.61
	Street Sweeping/Permits & Fees/Porta Johns/SWPPP	LS	\$18,135.00	1	\$18,135.00
	PSC Mobilization	LS	\$49,140.00	1	\$49,140.00
	PSC Demobilization	LS	\$38,610.00	1	\$38,610.00
	Performance Bond	LS	\$46,347.00	1	\$46,347.00
	Clearing and Site Prep	LS	\$43,042.45	1	\$43,042.45
<b>LEACHATE SYSTEM</b>					
	Excavation of Cut Off Wall	CY	\$11.38	2542	\$28,927.96
	Backfill above Cut Off Wall	CY	\$18.74	2305	\$43,195.70
	Well Installations, laterals, headers, leachate drains and lift stations	EA	\$250,000.00	1	\$250,000.00
	AEP Electric Service -Allowance	LS	\$10,000.00	1	\$10,000.00
	Leachate Water Mgmt - Allowance	LS	\$23,431.04	1	\$23,431.04
	Access Road	LS	\$2,928.88	1	\$2,928.88
<b>LANDFILL GAS EXTRACTION</b>					
	Extraction Well Installation	EA	\$9,167.39	25	\$229,184.75
	Tie Into Existing and New Wells	EA	\$3,221.77	25	\$80,544.25
	8" & 6" Head Installation	LF	\$31.34	2200	\$68,948.00
	Abandon Extra Wells	EA	\$726.36	5	\$3,631.80
	Removal of Ex Coll Pipe	LF	\$4.69	0	\$0.00
	Condensate Trap	EA	\$23,431.04	1	\$23,431.04
<b>CAP MODIFICATION 23 AC</b>					
	Site Staking	AC	\$828.00	23	\$19,044.00
	Confirmation Sampling Imported Fill	1000 TNs	\$750.00	300	\$225,000.00
	Cut to Compacted Fill	CY	\$2.68	33959	\$91,010.12
	Basins Cut Used for Fill	CY	\$2.39	26075	\$62,319.25
	Offsite Dirt to Fill	CY	\$6.73	300000	\$2,019,000.00
	Grade	SY	\$0.49	333960	\$163,640.40
	Headwall Installations/24" Storm Sewer	LF	\$61.62	280	\$17,253.60
	Straw Bale Barrier	EA	\$111.62	22	\$2,455.64
	Silt Fence	LF	\$1.92	3800	\$7,296.00
	Salvage/Reuse Rock Channel	TN	\$43.88	300	\$13,164.00
	Seed/Mulch	SY	\$0.52	33396	\$17,365.95
<b>ENGINEERING FEES</b>					
	landfill, leachate syst	LS	\$169,776.84	1	\$169,776.84
	23 acre landfill cap modification	LS	\$50,697.80	1	\$50,697.80
	PM/Meetings/Technical Assistance/Travel Expenses	LS	\$6,284.83	1	\$6,284.83
	Phase I Property Assessment Update	LS	\$6,584.75	1	\$6,584.75
	VAP Phase II Property Assessment	LS	\$108,610.00	1	\$108,610.00
	VAP NFA Letter Checklist Preparation	LS	\$8,686.25	1	\$8,686.25
	Site Surveying	LS	\$35,000.00	1	\$35,000.00
	VAP NFA Letter/CNS Response	LS	\$17,786.42	1	\$17,786.42
	Value Engineering Evaluation	LS	\$6,238.25	1	\$6,238.25
	Closure Design Engineering	LS	\$21,838.50	1	\$21,838.50
	Erosion Measures Maintenance	LS	\$23,000.00	1	\$23,000.00
<b>TOTAL PROJECT</b>					<b>\$4,015,564.05</b>

OAC 3745-27-13 REQUEST

For

FORMER BEDFORD II LANDFILL  
PARCEL NO. 025-006164  
22.931 ACRES  
GAHANNA, FRANKLIN COUNTY, OHIO



Prepared for

REKLAMATION, LLC  
1000 BRICKLAWN AVENUE  
GAHANNA, FRANKLIN COUNTY, OHIO 43230

Prepared by

Professional Service Industries, Inc.  
4960 Vulcan Avenue  
Columbus, Ohio 43228  
Telephone (614) 876-8000

PSI PROJECT NO. 06551075

July 30, 2014

**psi** Information  
To Build On  
Engineering • Consulting • Testing



OHIO EPA - DMWM

OCT 10 2014



## 1 INTRODUCTION

Reklamation, LLC (Reklamation) is a landfill property developer that has acquired the abandoned Bedford II Landfill in Gahanna, Ohio. The formerly abandoned landfill is located in the Industrial District of Gahanna at 1041 Enterprise Drive. Reklamation is proposing to revitalize the former landfill into a development ready commercial property.

## 2 SPECIFIC ACTIVITIES AND INTENDED PURPOSE

Reklamation's ultimate goal for the property is to enroll the site in Ohio Environmental Protection Agency (EPA) Voluntary Action Program (VAP) and obtain a "Covenant Not to Sue" from the state. This covenant protects the current and future owners from being legally responsible to the State of Ohio for further investigation and cleanup of past compliance issues.

In order to meet industrial/commercial reuse clean-up standards and be eligible for a "No Further Action" letter, the site requires a 2-foot thick Ohio EPA VAP cap using clean soil on top of the recently constructed 2-foot thick Ohio EPA solid waste cap. In addition to the clean soils needed to provide for drainage and leveling, Reklamation has applied for a loan from the Ohio Water Development Authority and US EPA's Brownfield Revolving Loan Fund to purchase, import and stockpile clean soil materials for the VAP cap.

This rule request is being made to specifically allow for the stockpiling of VAP cap soil materials, as well as structural fill materials, on top of the closed solid waste landfill. It is envisioned that these soil materials will be spread and compacted when a sufficient volume has been obtained. The specific activities in addition to the VAP cap material placement include:

- Stockpiling and recycling of building materials, stone, and soil for resale.
- Installation of soil borings through the landfill cap for completion of VAP assessment on the property.
- Place waste material found on adjoining 1.9 and 3.7 acre parcels back in landfill parcel and replace portions of cap removed to perform those activities.

## 3 SITE LOCATION

The Bedford II Landfill site is located in the Industrial District of Gahanna, Ohio at 1041 Enterprise Drive. Appendix A contains a Location Map and ownership information.

### PREVIOUS AUTHORIZATION & ORDERS

The Bedford II Landfill site was operated as a construction and demolition debris landfill from the late 1960's until the early 1970's. However, construction and demolition debris landfills were not regulated until 1996. These early landfilling activities evidently involved the disposal of industrial byproducts and possibly solvents.

The site was leased to Systematic Sanitation Services in 1974 and received its initial solid waste disposal license in 1975. ECOL Inc. obtained subsequent solid waste disposal license and operated the landfill until 1978.

Following the cessation of waste acceptance, a Closure Plan for the site was negotiated and eventually approved in 1991.

In 1992 a consent agreement between Ohio EPA and the property owners mandated the closure of the site in accordance with the approved Closure Plan. However, the Closure Plan was never implemented in its entirety. From March through October of 2009, Reclamation constructed the approved final closure system to achieve compliance with the 1992 orders.

From January of 2010 through the present stockpiling of grading and VAP cap materials has occurred. In addition, recycled construction materials, stone, and soil are stored and processed at the property for resale.

#### 4 ACKNOWLEDGEMENTS & NOTIFICATIONS

The requested action will occur on land owned entirely by Reclamation. As such acknowledgements from the other land owners are not included. Copies of required notifications are included in Appendix B. The notification letters were delivered via certified mail.

#### 5 PREVIOUS SITE USE

Records indicate that the subject property was owned by the Columbus Clay Manufacturing as early as the 1920's and continued to be owned by the company or one of its various subsidiaries until 1996.

The Bedford II Landfill site started its industrial life as a clay pit and brick plant with brick manufacturing activity showing up in various records until the early 1960's when it apparently became Brownfield for the first time. The site lay dormant until the late 1960's when landfilling activities initiated. The site was leased by Ace Trash Away in 1973 for use as a construction and demolition debris landfill. These early landfilling activities evidently involved the disposal of industrial byproducts and possibly solvents.

The property was subsequently leased by Systematic Sanitation Services in 1974 and received its first solid waste disposal license in 1975. ECOL Inc. (a subsidiary of Columbus Clay Manufacturing) was issued the second solid waste disposal license in 1976 and operated the Bedford II Landfill until 1978 when waste acceptance reportedly ceased.

As mentioned previously, a 1992 consent agreement between Ohio EPA and The Claycraft Company mandated the closure of the site in accordance with the approved Closure Plan. The subject Closure Plan was initially submitted to Ohio EPA in 1987 and eventually approved in 1991 after several years of negotiation.

Bly Inc. purchased the property in 1996 and it laid a dormant Brownfield again until 2009, when it was obtained by Reclamation, LLC.

#### 6 CLOSURE & POST-CLOSURE

Reclamation initiated closure in May 2009 and completed the solid waste capping requirements in January 2010. Soil needs to accomplish the closure were obtained primarily from offsite construction projects where soil surplus was transported to the Reclamation site by various

contractors. To a lesser degree, exceptionally thick soil covering in some areas of the site was redistributed to meet the 2-foot thick solid waste capping requirements.

As a part of this construction event a Storm Water and Pollution Prevention Plan was prepared and implemented. The plan was prepared to cover construction activities on the entire 23 acre property. It should be noted that the sedimentation pond, Outlet works, and drainage swales have been maintained in place to accommodate future development activities.

## 7 STOCKPILING METHODS

Attached Plate 1 details the specific stockpiling locations. Attached Plate 2 details current (as of February 24, 2014) spot elevations at the landfill property. The stockpile locations were selected to allow stockpiling at the higher elevations of the site. This will simplify future construction activities since the stockpiled soil can be bulldozed to the lower elevations without the need for trucks to relocate.

Soil materials will be imported to the site by over-the-road trucks from various construction projects in the area that have soil surplus. The trucks will be directed to the appropriate stockpile areas by Reclamation personnel.

In addition, soil materials may be imported to the site using off-road trucks from the neighboring Freiheit property.

After dumping of the soil material, Reclamation will spread the dump piles and add compactive effort to stabilize the stockpiles. All stockpiles will have perimeter silt fencing installed.

## 8 INSTALLATION OF MONITORING WELLS

Installation of 92 soil borings are planned on the property in locations selected by PSI with the client's input. A grid sampling design will be used for installation of the soil borings. These borings will be completed to 20 feet (in natural soil), bedrock (in waste areas), or refusal, whichever is encountered first. Groundwater samples will be collected from up to 20 of the borings and analyzed by the laboratory (if encountered). All soil borings will be backfilled with bentonite chips to seal the holes following sample collection.

## 9 REPLACEMENT OF WASTE MATERIALS

According to Geiger, Excavating, Inc., the Ohio EPA has given them authorization to move waste that has encroached onto the adjoining 3.7 and 1.9 acre parcels onto the landfill. Prior to performing this option, PSI will seek written authorization from the Ohio EPA that it will be acceptable to dispose waste impacted soil into the landfill. Once the materials are replaced in the landfill, at least 2 feet of cover material will be replaced as a cap as soon as waste placement is complete.

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OCT 10 2014

## 10 MAINTENANCE OF ENGINEERED COMPONENTS INTERGRITY

Engineered components at the site include:

- A 2-foot thick solid waste capping system,
- Explosive gas extraction wells, and
- The stormwater collection and conveyance system.

Other than placement of wastes found on the 1.9 and 3.7 acre adjoining parcels and installation of monitoring wells described in Sections 2, 8 and 9, there is no excavation activities planned for this phase of the re-development of the landfill. As such, the integrity of the existing capping system will be maintained. Where the cap is disturbed it will be restored to its current thickness or thicker once the mentioned activities are complete.

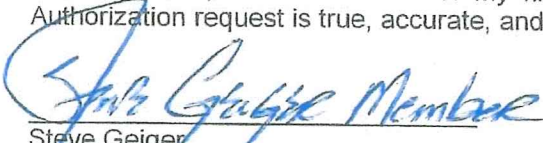
Where necessary, existing explosive gas vents will be extended up through the stockpiles using like and kind PVC materials.

## 11 COMPLIANCE WITH APPLICABLE REGULATIONS

As referenced previously, a Stormwater Pollution Prevention Plan was prepared and implemented for construction activities carried out in connection with installing the 2-foot thick solid waste cap. The sedimentation pond and outlet works, as well as drainage ways, have been maintained in place since the closure efforts and will be maintained until permanent structures can be permitted and implemented.

## 12 NOTARIZED STATEMENT

I hereby state, that to the best of my knowledge, the information included in this Rule 13 Authorization request is true, accurate, and contains the required information.

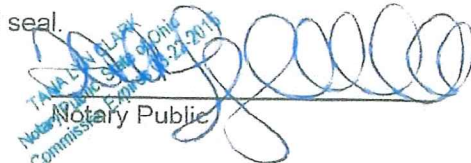
  
Steve Geiger  
Reclamation, LLC  
65 Southwind Drive  
Gahanna, Ohio 43230

7/31/14  
Date

On this, the 31 day of July, 2014, before me a notary public, the above signed personally appeared Steve Geiger, known to me (or satisfactory proven) to the person whose name is subscribed to the within instrument and acknowledge that he executed the same for purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



  
Notary Public  
My Commission Expires 7/27/2014

Reclamation LLC  
OAC 3745-27-13 Request  
PSI Project No. 06551075  
**OHIO EPA - DMWM**

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# SECTION

3

# US Railcar Company



May 15, 2015

Steven Geiger  
Reklamation, LLC  
1780 Reynoldsburg-New Albany Rd.  
Blacklick, Ohio 43004

Dear Mr. Geiger:

US Railcar Company, LLC is in the process of pursuing a partnership to design and manufacture passenger railcars that operate on existing freight rail lines. We have visited your site and are interested in purchasing your 23.9+/- acres of property located off Enterprise Drive, provided the property can first go through the Environmental Protection Agency's NFA program. This opportunity to construct a manufacturing facility on your site has the potential to bring approximately 250 jobs to the State of Ohio for the assembly, management, and manufacturing process. Construction of a new manufacturing facility will also positively impact construction jobs in Central Ohio. We approach this new manufacturing opportunity with great anticipation. Your site is important to moving our manufacturing facility to production.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Barry Fromm', with a long horizontal flourish extending to the right.

Barry Fromm  
CEO US Railcar Company, LLC



John Minor, President and  
Chief Investment Officer

June 1, 2015

Windy Geiger-Steiner  
Operations Manager  
Geiger Excavating, Inc.  
1041 Enterprise Drive  
Gahanna, Ohio 43230

Dear Ms. Geiger-Steiner:

JobsOhio welcomes the opportunity to assist Geiger Excavating, Inc. (Geiger Excavating) in its proposed project in Ohio. JobsOhio is proud to partner with Geiger Excavating on this project and we look forward to future opportunities to work together.

Enclosed with this letter is a Summary of Assistance with program information and the estimated value for each program being offered by JobsOhio. JobsOhio will work closely with you to ensure that Geiger Excavating benefits from making its proposed investment in Ohio. We believe that this offer of assistance, coupled with additional local and State resources, allows the State of Ohio to support Geiger Excavating's proposed project and address Geiger Excavating's project needs. We look forward to working with you in the future. Good luck as you proceed with this important project.

Please continue to work with Patty Huddle at Columbus 2020. Patty may be reached at (614) 225-6065 or by e-mail at [ph@columbusregion.com](mailto:ph@columbusregion.com).

Sincerely,

A handwritten signature in black ink, appearing to read "John Minor".

John Minor  
President & Chief Investment Officer  
JobsOhio

Enclosed: Summary of Assistance



## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Reclamation, LLC  
Project Address: 1000 Bricklawn Ave

#### Development Department

The applicant is requesting conditional use approval to allow for an additional two years to stockpile construction materials. Conditional use approval was previously granted in 2010 and 2012 for a period of two years. Types of materials that could be stored were limited to dirt, clay, asphalt, concrete and lumber. The 2014 request expired December 31, 2015. A condition of approval included that the applicant provide additional evidence of progress between approval and the expiration of this Conditional Use as to the ultimate goal of readying the property for No Further Action by the Environmental Protection Agency. The applicant will be prepared to discuss progress of the site at the public hearing.

Planning Commission also considered conditions which included the following: no truck signs placed at Enterprise Drive, road maintenance, and dust control procedures. Staff recommends that if similar conditions are deemed necessary, that Planning Commission specifically include such condition in their motion to approve.

The site is not located within any subarea plan. It is, however, located within the Industrial Future Land Use and zoned Office, Commerce, and Technology (OCT). The land use plan encourages these types of activities within the Industrial future land use and the zoning allows for the use, stockpiling of materials, through a conditional use.

The site is included within the 2015 Economic Development Strategy as target site 4J. A specific target use, site layout, and architectural style was not identified. The strategy provides potential buildout based on use and acreage but not all uses are desirable on all sites. Given the sites proximity to heavy industrial uses, the City anticipates that future development of the site would be in keeping with developments in the area and be industrial in nature rather than office or retail. Please see the attached PDA site development capacity table for details. It should be noted that the requested conditional use, although not specifically for capping of the landfill, if granted, makes the effort financially feasible.

#### Conditional Use Criteria

Planning Commission shall approve an application for Conditional Use if the following conditions are met:



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1. The proposed use is a conditional use of the zone district and the applicable development standards established in this zoning ordinance are met.

*The proposed use, outside storage/stockpiling of construction materials is a conditional use within the Office, Commerce, and Technology zone district.*

2. The proposed development is in accord with appropriate plans for the area.

*The site is not located within any subarea plans, however, it is designated Industrial on the 2002 Future Land Use map. A supporting principle of the Industrial land use is to create separation between industrial and residential uses by locating industrial districts so that they will be buffered from non-industrial development. This site is located within an established industrial district.*

*The 2015 Economic Development Strategy includes the property within target site 4J. Specific uses and building layout were not determined, however, the strategy indicates the property is appropriate for industrial uses. Storage/stockpiling of materials is industrial in nature. The property is well situated to permit the use as it is well buffered from residential uses and located within an established industrial area.*

3. The proposed development will not have undesirable effects on the surrounding area.

*In previous years, staff has been aware of complaints related to truck traffic, dust, and mud. Planning Commission may choose to include as a condition of approval the road maintenance and dust control procedures that were submitted and discussed as part of the 2014 request.*

4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

*The proposed use is the same that has previously been granted. It is in keeping with the land use character of the area as the area is comprised of industrial activities. The site is well positioned for the use in that its location mitigates potential negative impacts associated with heavy truck traffic.*

*It is Development staff's opinion that the request meets the four conditions for approval. Staff suggests that the previously considered conditions be included in any motion to approve:*

1. *If a timeframe is desired, staff supports the request for a period of two years.*



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2. *The Road Maintenance and Dust Control Procedures document previously provided by the applicant be included in the motion. The document outlines measures to be taken that should ensure the use does not negatively impact neighboring properties or harm roadways.*
3. *No truck signs be placed on Enterprise Dr.*
4. *Future requests for conditional use approval for stockpiling of materials include a progress report which documents the progress, from the time of the most recent conditional use approval to its expiration, as to the ultimate goal of readying the site for No Further Action by the Environmental Protection Agency.*

### Aerial



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## ED Strategy Capacity Table

### PDA CAPACITY TABLES

The development capacity table is not a specific recommendation for uses on a particular site. Instead it describes a site's capacity for each use using industry accepted standards included in this table. It is intended to be used as a reference in determining a general idea of site capacities for various development types.

PDA Site Critical Data	4A	4B	4C	4D	4E	4J	4K	4L	4M	4Q	4R	4T
Acres	78.5	9.4	13.9	12.8	10.3	30.6	16.9	4.2	5.9	4.1	3.0	5.3
# of Parcels	1	5	2	2	1	5	2	1	1	1	1	1
# of Owners	1	2	2	2	1	3	1	1	1	1	1	1

Use	Development SF or Units/Acre		PDA Site Development Capacity											
			4A	4B	4C	4D	4E	4J	4K	4L	4M	4Q	4R	4T
Retail	Retail / Commercial	10,000 SF	785,000	94,000	139,000	128,000	103,000	396,000	169,000	42,000	59,000	41,000	30,000	53,000
	Large Format Retail	10,000 SF	785,000	94,000	139,000	128,000	103,000	396,000	169,000	42,000	59,000	41,000	30,000	53,000
Office	Office A / B	10,000 SF	785,000	94,000	139,000	128,000	103,000	396,000	169,000	42,000	59,000	41,000	30,000	53,000
	Signature Office	12,000 SF	942,000	112,800	166,800	153,600	123,600	475,200	202,800	50,400	70,800	49,200	36,000	63,600
	Office / Showroom	11,000 SF	863,500	103,400	152,900	140,800	113,300	435,600	185,900	46,200	64,900	45,100	33,000	58,300
Ind.	Flex Office	12,000 SF	942,000	112,800	166,800	153,600	123,600	475,200	202,800	50,400	70,800	49,200	36,000	63,600
	Industrial	15,000 SF	1,177,500	141,000	208,500	192,000	154,500	594,000	253,500	63,000	88,500	61,500	45,000	79,500
Hotel	Hotel	40 Keys	3,140	376	556	512	412	1,584	676	168	236	164	120	212
	Hotel Conference	10,000 SF	785,000	94,000	139,000	128,000	103,000	396,000	169,000	42,000	59,000	41,000	30,000	53,000
Residential	Med. Density Res.	6 DU	--	--	--	--	--	--	--	--	--	--	--	--
	Med-High Density Res.	10 DU	--	--	--	--	--	--	--	--	--	--	--	--
	High Density Res.	14 DU	--	--	--	--	--	--	--	--	--	--	--	--
	Townhomes	8 DU	--	--	--	--	--	--	--	--	--	--	--	--

-- Indicates use is not appropriate for a particular site



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## CITY OF GAHANNA

### 2014 Conditional Use Road Maintenance and Haul Road Procedures

#### Geiger Excavating, Inc.

### Road Maintenance and Dust Control Procedures

Road maintenance should emphasize preventive measures. These include:

The yard foreman shall once a week check drainage provisions and ensuring that roadside ditches and culverts are effective in minimizing the effects of water on the road surface and foundation;

All loader operators shall take measures to prevent trucks from being overloaded, which leads to spillage on the roadway;

The yard foreman shall be responsible for controlling dust so that visibility is not significantly reduced;

The yard foreman shall be responsible for regrading road surfaces to remove small ruts and potholes before they cause serious problems;

Concerning dust control on haul roads, the following measures shall be taken by the yard foreman:

the haul roads in use shall be inspected and watered twice daily at 8am and noon, subject to weather conditions;

periodically milled asphalt will be added to the road surface to reduce dust;

traffic on haul roads shall be restricted to 15mph;

Respectfully Submitted By:

Michael Blackford, AICP

Deputy Director of Development



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## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Reclamation, LLC  
Project Address: 1000 Bricklawn Ave

In 2014, the applicant requested another 2 year extension of a Conditional Use previously approved in 2012. The first request to temporarily stockpile materials to close the landfill was made in 2010. The request was granted for a period of two years. The second request was made in 2012, and was granted for a period of two years. The third request, again was for a period of two years. Planning Commission granted the Conditional Use until December 31, 2015. This approval was conditioned upon the applicant providing additional evidence of progress between then and the expiration of the Conditional Use as to the ultimate goal of readying the property for No Further Action by the OEPA.

The No Truck signs at Enterprise Drive were removed:

Friday, May 1, 2015

Bonnie,

Since it was established (and agreed upon by Anthony Jones) in our March on site meeting that the Enterprise Drive ingress/egress is our legal entry as per our deed our attorney instructed us that we no longer needed to continue to post no access signs to our customers. That coupled with the city's complications with the Bricklawn road easements and lack of maintenance or pavement has left us little option but to remove the signs. However, we have left the caution rail crossing signs up that we installed for safety. If there are any further questions please feel free to contact me.

Thank you,

Steve Geiger

The current application request does not contain any reference to a time frame.

No progress reports have been submitted to Zoning from September 24, 2014 to date.

I spoke to Erin Hazelton in November, who indicated to me that she was stalled on the loan for Reclamation, until the company applied for a permit with Ohio Water Development Authority to clean up the water on the site. I confirmed this with Ken Heigel at OWDA, who said that no application had been filed with his office at that time.

#### **1169.04 ACTIONS OF THE PLANNING COMMISSION.**



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The Planning Commission shall hold a public hearing and act on a conditional use in one of the following ways:

(a) Approval. The Planning Commission shall approve an application for a conditional use if the following four conditions are met:

(1) The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.

(2) The proposed development is in accord with appropriate plans for the area.

(3) The proposed development will not have undesirable effects on the surrounding area.

(4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.

(b) Approval with Modification. The Commission may approve, with modification, an application for a conditional use if the proposed use is a conditional use of the zoning district and the applicable development standards are met, but plot plan modification is required:

(1) To be in accord with the appropriate plans for the area; and

(2) To prevent undesirable effects on adjacent property and the surrounding area.

Such modification may include but not be limited to a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, time limits as to the length of time the use may be permitted to exist, control of access or other conditions of development as may be required. Requirements regarding the modification of plans or other appropriate actions shall be stated with the reasons for each requirement.

(c) Disapproval. The Commission shall only disapprove an application for a conditional use for any one of the following reasons:

(1) The proposed use is not a conditional use of the zoning district, or the applicable development standards are not and cannot be met.

(2) The proposed development is not in accord with appropriate plans of the area.

(3) The proposed development will have undesirable effects on the surrounding area.

(4) The proposed development is not in keeping with the existing land use character and physical development potential of the area.

Respectfully Submitted By:

**BONNIE GARD**

Planning & Zoning Administrator



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CITY OF GAHANNA

Department of Public Service  
Division of Building & Zoning



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## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: Reclamation, LLC  
Project Address: 1000 Bricklawn Avenue

#### General Comments

- The applicant shall maintain/implement dust control measures for the site to minimize impacts to adjacent businesses.

#### Site Access

- Site access is not permitted via Enterprise Drive.

Respectfully Submitted By: Robert Priestas, City Engineer



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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Reclamation, LLC

Project Address: 1000 Bricklawn

The fire division has no comments on the Reclamation Project. Any issues with structures shall be considered when building plans are submitted.

Steve Welsh

Fire Marshal

Mifflin Township Division of Fire.



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