

Section 719.139 – Concrete and Asphalt Plants

A. Concrete and asphalt plants may be permitted in the HI – Heavy Industrial District, subject to the issuance of a special land use permit. The Planning Commission may issue the permit only upon a finding that the following standards have been met:

1. The application shall demonstrate that the plant location is as close as possible to the source of sand and aggregate materials for the plant.
2. The application shall clearly demonstrate strict compliance with all requirements for air, groundwater, and surface water quality. In particular, the Performance Standards of this Chapter shall be strictly adhered to.
3. A Community Impact Study shall accompany the application, according to a format provided by the Township.
4. A Market Study, which demonstrates the need for the specific facilities proposed to serve the surrounding area, shall accompany the application.
5. The stated life of the plant, in years, shall be specific and tied to the operator's anticipated local reserves of the sand and aggregate materials for the plant.
6. The site shall have direct access to a paved thoroughfare.
7. The plant equipment shall maintain a minimum separation of 1,300 feet from a residential zoning district.
8. The plant itself should be screened from view from any adjoining residential zoning district or public street by a 20-foot-wide greenbelt planted with vegetation at a sufficient height and opacity to screen at least 90 percent of the facility during the summer months and 70 percent during the winter months. At the discretion of the Planning Commission, an obscuring wall of poured concrete with a brick-like texture, brick, or decorative, pressuretreated wood may be constructed in place of a greenbelt.
9. The permit for a concrete or asphalt plant shall be renewed every two (2) years. At least thirty (30) days prior to transferring a permit for a concrete or asphalt plant, the operator shall notify the purchaser of all conditions of the permit and shall notify the Township of the new owner/operator's name, address, and phone number.

