

MIDDLETOWN PLANNING COMMISSION

## Public hearing tonight on rezoning for proposed coke plant

**Planning commission may make decision on whether to recommend rezoning of 157 acres to the council.**

**COMMENT:** [What do you think about the proposed coke plant?](#)

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By [Ed Richter](#)

Staff Writer

Wednesday, March 26, 2008

MIDDLETOWN — Two weeks ago, Middletown's Planning Commission tabled its discussion and decision on whether 157 acres of land should be rezoned from low-density residential to industrial use to facilitate the construction of a proposed \$340 million state-of-the-art heat recovery coke oven plant.

At 6:30 p.m. today, the planning commission will hold a special session to have its questions answered and vote on whether the rezoning request sought by the city should be recommended to Middletown City Council.

Since the last meeting, several city business representatives have toured SunCoke Energy's Haverhill facility in Scioto County along the Ohio River. And on Monday, commission members Perry Thatcher, Christopher Amburgey and Mike Dalton as well as Planning Director Martin Kohler, local businessman Steve Hightower, representing the Chamber of Commerce, and Councilwoman Anita Scott Jones, a council liaison to the planning commission, went to visit the Haverhill facility.

SunCoke Energy, a Knoxville-based subsidiary of Sunoco Inc., is proposing to build 100 heat recovery coke ovens that will produce up 614,000 tons of coke a year for the blast furnace at AK Steel Corp.'s Middletown Works as well as produce up to 52 megawatts of electricity from the waste heat.

The boards of directors of AK Steel and Sunoco both agreed to a deal that would make AK Steel the exclusive customer for the metallurgical-grade coke and electricity generated by the plant.

However, both companies have said the deal is contingent on local, state and federal regulatory approvals as well as the rezoning request sought by the city of Middletown.

If the project proceeds, it will create a need for 500 construction jobs, and SunCoke has said that up to

75 permanent operating and maintenance jobs will be created at the Middletown facility.

SunCoke already has a permit application pending with the Ohio Environmental Protection Agency.

The proposed rezoning has created significant controversy over the past few weeks, particularly from Monroe residents whose properties are near the proposed site.

Monroe resident Frank Schiavone, a lawyer whose brother David is a Middletown councilman, recently said the value of his property has declined nearly \$400,000. Schiavone had his property appraised in October and again on March 17, about two weeks following the initial publicity of the project, he said.

Schiavone has been a vocal opponent of the proposed plant and said SunCoke should work out a deal with AK Steel to move the project closer to AK's blast furnace on the steelmaker's property.

Monroe City Council adopted a resolution Tuesday, March 25, to oppose the proposed project. Also in opposition to the project are more than 150 Monroe residents who live nearby as well as the Truth Tabernacle Apostolic Church. Garden Manor Retirement Village in Middletown also voiced its opposition.

Those opposing the project have forwarded their information and concerns to the planning commission for consideration.

### **Comment: What do you think about the proposed coke plant?**

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#### **Comments**

By [trainer](#)

March 28, 2008 4:38 PM | [Link to this](#)

“Wainscott said the reason the new coke plant would not be built on AK property is that AK and SunCoke “are two separate and distinct businesses. SunCoke reserves the right to determine the optimum location for its \$300 million-plus capital investment,” he wrote in his March 20 letter”... What about the OXEGEN plant that is located INSIDE AK property across from the Blast Furnace and all of the contractors???

By [swohio751](#)

March 28, 2008 2:25 PM | [Link to this](#)

One must not forget that the rezoning is consistent with the city's master plan for the area. In fact, a couple of years ago, there was legislation to rezone the land for industrial use. However, Middletown City Schools had an option (I believe) on the land and was considering it as a site for a new high school. They asked the city to hold off on the rezoning until a final site had been selection. MCS selected another site on the east end. Why the city has waited to rezone, I have no clue.

By [Nikki](#)

March 28, 2008 7:15 AM | [Link to this](#)

Two coke plants in one town. Middletown is in trouble. That is one thing that those high class money hungry low lifes should not do and that is put a coke plant right by a Elem. School. That is low. The noise will cause the kids to be more side tracked. It isn't just about money people it is about the future and those kids won't have one if they shut the doors to the school. Bad idea choose somewhere else we are already suffering from health issues over that dumb a\*s Coke plant we already have.

By [oooo](#)

March 27, 2008 11:48 PM | [Link to this](#)

<http://www.ohionlineauctions.com>

By [oooo](#)

March 27, 2008 11:48 PM | [Link to this](#)

<http://www.ohionlineauctions.com>

By [oooo](#)

March 27, 2008 11:47 PM | [Link to this](#)

<http://www.ohionlineauctions.com>

By [Blow Me](#)

March 27, 2008 10:38 PM | [Link to this](#)

BG is an intelligent inbreed half breed phucker. "i wurkd thar 32 years and that \$hit not hert me cuz i git kicked outa thurd graid 4 times so i quit and went to armco. thay take good car of me."

By [Secret Real Estate Agent](#)

March 27, 2008 10:30 PM | [Link to this](#)

I will offer \$20K per property to be taken by eminent domain. Most property on that side of town is not worth that much anyway. Ask your council if you doubt me. Better get your lawyer ready. It's coming.

By [B goodlett](#)

March 27, 2008 8:33 PM | [Link to this](#)

I worked at armco 32 years and they paid me every week and still paying me. Middletown need the jobs and thepeople liveing arond there can move. I now live in ky. Beauful small town of 8500. Try it u might like it or just keep crying frank as always and i known u many year ,once a cry baby always a cry baby. BG

By [Voice](#)

March 27, 2008 7:38 PM | [Link to this](#)

I think Dr. Raymond Boothe should go back to school ! There are many compounds released into everyone in the Butler County environment. What filthy air we have here already. Don't think that numerous Middletown residents won't get their share of the additional pollution that this plant will generate along with mercury, benzene, carbon monoxide and particulate. A hope when the proponents get the type of respect when they get older as they are showing for Garden Manor. Shame on Middletown.

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By [John Doe](#)

March 27, 2008 7:05 PM | [Link to this](#)

brownturd: We all hope you stay in NV.

By [John Doe](#)

March 27, 2008 6:57 PM | [Link to this](#)

MJ: Your use of english shows illiteracy

By [brown turd](#)

March 27, 2008 6:09 PM | [Link to this](#)

AK steel. Armco kawaski. We bombed the japs and kicked their butts. Now japs are slowly kicking our butts thru the mighty \$\$\$\$\$\$\$\$. Big business cares not for ANY employee. To help solve the AK suncoke potential problems go get chapstick and lube up your lips and start kissing AK suncoke butt. I got fed up with middletown a few yrs. ago, especially madison twps school taxes. I moved to what I feel is a better place for me to live. Nevada, no state tax, lower property taxes, ohio get nothing.

By [Dr. Raymond Boothe](#)

March 27, 2008 5:48 PM | [Link to this](#)

In all cases the SunEnergy Coke Processing System has proved successful in every community that it has been used. It is the cleanest and most effective method created to make coke for blast furnace use.

Coke is necessary to make iron for the processing of steel. AK has the best record in the steel industry

for coke plant safety and operation. In this case it is better for the citizens of Middletown to have this process rather than AK's older plant. The only by-product of this plant is steam.

By [Voice of reason](#)

March 27, 2008 5:37 PM | [Link to this](#)

I know why the Planning Commission members glove remained white - it is because it was in my pocket ! It does not matter whether you live in Middletown or Monroe this is just not right. There might be justice before this is over.

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By [Name shall be nothing](#)

March 27, 2008 5:27 PM | [Link to this](#)

ATTN: ALL MONROE RESIDENTS!!!!!!!

OHIO IS A BIG STATE IF YOU DONT LIKE WHAT HAPPENED LEAVE THE CITY THEN MIDDLETOWN CAN ANNEX THE ENTIRE AREA!! AS FAR AS MONROE'S CITY COUNCIL PROPOSING A RESOLUTION AGAINST THE COKE PLANT GIVE ME A BREAK, IT DIDNT WORK WHEN THE KING OF ENGLAND WANTED A TEA TAX ON THE COLONISTS AND YOUR THREAT ISNT GOING TO WORK AGAINST MIDDLETOWN!

By [sick](#)

March 27, 2008 2:08 PM | [Link to this](#)

no there talking about rt. 4 by gaden manor (the old folks home ) and behind amanda school, so that when it blows up (and lets face it ak has had some explosians before) so when it blows up it will take out the old and the young !!!!

By [T.S.](#)

March 27, 2008 12:15 PM | [Link to this](#)

I'm wondering how much of a tax write off they are going to get. and if they will clean up once they shut down in the future. They say off of route 4 and Oxford state Rd. isn't that athe area that the trailer park and Krogers is?

By [skake](#)

March 27, 2008 11:55 AM | [Link to this](#)

I work at the mill and know that several sights in the plant were considered but none would work. This coke plant needs lots of land and no place inside the gates is big enough

By [sick](#)

March 27, 2008 11:38 AM | [Link to this](#)

i have never been so sick until i moved by ak now i have asthma, sinus problems and more, now i'm gonna have to deal with this new coke plant welllllll ive already got my mind made up i will pack up all my stuff and leave the home i bought here and let it go back to the bank, i would rather live in a little apartment then live next to another ak, and i have a feeling that is gonna be happening alot, your gonna have alot of empty houses setting around because of this!!!

By [preacher,franklin,ohio](#)

March 27, 2008 11:29 AM | [Link to this](#)

you, reap, what you, sew, geter, done, for, jesus, god, bless, you, all.

By [toobad](#)

March 27, 2008 11:23 AM | [Link to this](#)

monroe will now be known for its smelly coke plant, hustler magazine, high property taxes and oh yea better then every one else attitudes , welcome to middletown SunCoke Energy we welcome the new jobs and the ones that will come with the construction of it =) and sorry mr. Schiavone but I am sure you can make up the \$400,000 easy enough =)

By [Sailor](#)

March 27, 2008 9:35 AM | [Link to this](#)

I wonder how many people on the planning commision live next to the planned area for the coke plant? When these people had thier Homes Appraised the plant was not located there which caused the Appraisal to increase but Now the Appraisal will be Low. I wonder why the Morgage Holder did not weigh in on this problem?

By [MJ](#)

March 27, 2008 9:22 AM | [Link to this](#)

Yeah lets ban everyone John Doe who hits the enter key twice, who can't spell and type like you.

Please someone tell us about the Tax Windfall that is coming from the jobs at this plant.

By [JJ](#)

March 27, 2008 9:00 AM | [Link to this](#)

Middletown has proven once again they do not care about their own people or neighbors. How do you

justify putting a coke plant next to a nursing home, school, and residential homes. The few jobs this coke plant will provide isn't worth what your doing to us that live here. I'm sure AK and SunCoke had a back up plan if this wasn't approved.

By [noname](#)

March 27, 2008 8:57 AM | [Link to this](#)

AK is out to screw everybody always. My dad worked there for 40 years and they screwed him with the retirement benefits and now these families who have put so much into their homes are getting screwed too by who else but AK. I wonder how these people sleep at night knowing they screw so many people. What goes around comes around.

By [Mark](#)

March 27, 2008 8:23 AM | [Link to this](#)

I like Coke, it mixes great with Crown or Jack ;-)

By [formercraneoperator](#)

March 27, 2008 7:23 AM | [Link to this](#)

Don't hold your breath for road improvements around the MADE industrial park. There are several companies in there and have been there a long time now. The roads haven't been improved. The railroad cars moving in and out of the coke plant will only make it worse.

By [Future Suncoke Neighbor Paying Middletown Taxes](#)

March 27, 2008 7:11 AM | [Link to this](#)

Questions: 1) Has anyone found clear definition of the amount of noise this plant will be allowed the generate? 2) Has anyone found clear definition of the amounts of air pollutants this plant will be allowed the generate? Particulate and mercury are my two main concerns. 3) In the meeting they indicated that this process is an improvememnt over the current coke ovens used by AK. Is there any reason to believe that the AK ovens will be replaced by Suncoke? Not from what I read.

By [VietVet](#)

March 27, 2008 6:56 AM | [Link to this](#)

How many sites did they investigate before deciding on this one? Did they give the idea of locating this on AK property a chance? I thought the part of the article about Thatcher taking a white glove was humorous and childish. I would have been embarrassed to even say an ignorant thing like that in public. Here's an idea, Perry- Ask for and bring back environmental records from your visit and present it in the meeting, but don't insult people's intelligence with the white glove crap. Grow up, bud.

By [John Doe](#)

March 26, 2008 8:28 PM | [Link to this](#)

Why can't you "smart" people learn to click Post 1 time instead of multiple times? MJ should block you.

By [MJ](#)

March 26, 2008 6:26 PM | [Link to this](#)

Yeah big tax money once the plant is built 75 jobs at \$45K+/- each on average. Whoopppeee a whole \$5k a month, hell we can pave the whole city with that.

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By [former crane operator](#)

March 26, 2008 6:06 PM | [Link to this](#)

Ok, Phil Man, Armco had a coke plant down in New Miami. It's now a brownfield, still owned by AK Steel. I don't think they will be building condos on it, so why not SELL the land to Sunoco for a \$1? It would be to their benefit and would solve your insurance problems, etc. It is a partnership.

By [BMC](#)

March 26, 2008 4:56 PM | [Link to this](#)

Hey Bob, you are right Armco was the "King". But this is AK Steel, the company that locks the town out for a year and cripples the local economy. We'll just classify AK as the "joker." They are not trustworthy.

By [Bob](#)

March 26, 2008 3:39 PM | [Link to this](#)

Armco has always been King in Middletown and continues to provide jobs to a multitude of people. It looks like a sweetheart deal to me.

By [Phil Man](#)

March 26, 2008 2:23 PM | [Link to this](#)

former crane operator, do people get to build things on your property b/c it's more convenient for them? Why don't you lease out part of your property for a \$1? Because it isn't probable. It's two different companies. Many companies build close to each other to enhance each other's business. Doesn't mean they have to sit on top of each other. There would be many legal ramifications, insurance, but not as many if they're on their own property.

By [Hugh Jorgan](#)

March 26, 2008 2:10 PM | [Link to this](#)

I hope I can get a job here. I have a terrible sharting problem, and a plant smell would cover up the smell quite nicely.

By [Camp](#)

March 26, 2008 1:14 PM | [Link to this](#)

Why not put this new plant in New Miami at the site of the former coke plant. Lord knows this village could use the income and AK already owns the property.

By [former crane operator](#)

March 26, 2008 12:42 PM | [Link to this](#)

If this new coke plant is going to benefit AK..and only AK..and AK is totally committed to having it built..why the need to have it offsite? As far as logistics is concerned, anything inside the fence is better than outside the fence. Shorter rail lines to build..shorter power grid to build and maintain, etc. AK can lease all the land Sunoco needs for \$1 with its own private entrance. Completely hands off. Everyone gets what they want and AK and Sunoco are the good neighbors that they should be.

By [small business owner](#)

March 26, 2008 12:38 PM | [Link to this](#)

I live in Monroe, near the proposed site...and I don't pay Middletown City Taxes. So how do I have a right to complain? I do however, travel on Yankee and Oxford State Rds, and will welcome the improvements that this proposed plant will bring to those roads. Our entire area will benefit from this plant. Schiavone's house may border residential property, but is also backs up to MADE industrial park...what did he expect? Change happens, and this is a positive move for us! Get over it!

By [rfly](#)

March 26, 2008 12:19 PM | [Link to this](#)

Why does everyone think AK is leaving town. Is there another city in the country that would give them all that Middletown does? I think not.

By [rfly](#)

March 26, 2008 12:18 PM | [Link to this](#)

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By [Carl](#)

March 26, 2008 12:02 PM | [Link to this](#)

MONEY TALKS AND BULL SH\*\* WALKS

I think we have heard that before....

So, AK WILL get that coke plant.....

Bed Room Monroe will be stinky Monroe

By [John Doe](#)

March 26, 2008 12:02 PM | [Link to this](#)

Everyone think about this!!!! What happens if AK shuts the plant down? This area will go to Hell big time. What will you b\*\*\*h about then?

By [st](#)

March 26, 2008 11:46 AM | [Link to this](#)

Yes, there are many cons to WHERE they want to put the plant. But at the same time, it will bring in jobs and money to this community that is so badly needed. I know in Findlay Ohio where the Cooper Tires plant is, Cooper pays for a clean up for all the houses nearby where they powerwash them and such. Maybe AK and SunCoke could do the same.

By [JANE DOE](#)

March 26, 2008 11:43 AM | [Link to this](#)

Why is everyone so focused on the fact that this plant will not be built on AK property? SunCoke Energy is NOT owned by AK steel.

By [ltk007](#)

March 26, 2008 11:25 AM | [Link to this](#)

Why is Tom Brickey allowed to preside over matters that directly effect his employer, AK Steel? Tom is a member of AK management. Even if this is legal it still smells and just as badly as coke ovens smell. Why didn't the press pick up on this? The smell is getting worse.

By [Mr T](#)

March 26, 2008 11:23 AM | [Link to this](#)

I can see this bringing in more tax dollars, much needed in the city. I could see AK selling Sun land around 73 or Yankee Rd beside them. This will not be a plant owned by AK so they will buy land where possible, my thoughts are if they could get it beside them and later want to purchase it, that would be an advantage. Now they could sell land inside the mill if they wanted they must have a reason and are not saying at this time. It could hinder a sale of the mill later on.

By [ltk007](#)

March 26, 2008 11:18 AM | [Link to this](#)

One of the problems that city council faces is how to clean up old industrial sites that companies have left in the downtown area. Is suncoke going to add to this problem in the future? What are their plans for cleaning up the site after the coke ovens have been idled? How long is the life of the proposed coke ovens? The ak still battery ovens were throw away ovens after 10 years, ak was lucky enough to get about 20 years production out of them.

By [ltk007](#)

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By [Mr T](#)

March 26, 2008 11:15 AM | [Link to this](#)

This has it's pros and cons but it will bring more tax money into Middletown, I do not live in the area but do work there. I can see that this coke plant is not AK's plant it is another companies so this is why it's not being built on AK property. Personaly I could see AK selling Sun property beside them on 73 that AK does not use or on Yankee rd. This all depends on where Sunoco wants land and it has to be in thier price range. Hopefully down the road AK will want to purchase this new facility.

By [Randy C](#)

March 26, 2008 10:55 AM | [Link to this](#)

I say build the new plant in Wainscabs back yard.

By [ds](#)

March 26, 2008 10:07 AM | [Link to this](#)

AK Steel will lie and cheap you out things they owe their workers, retirees and community. When AK Steel want to talk about the future and what a good deal this new coke plant would be, you should know that it's a good deal for them and they don't care about you. If they have all this money to do this deal, than maybe thye should take care of their retirees and other deals they are trying to get out of before they

stick it to the Monroe people.

By [John Doe](#)

March 26, 2008 9:57 AM | [Link to this](#)

\*their

By [John Doe](#)

March 26, 2008 9:53 AM | [Link to this](#)

It looks like Suncoke is building this plant. They will try to build where they want, although AK has plenty of space inside there fences.

By [John Doe](#)

March 26, 2008 9:50 AM | [Link to this](#)

jp: you need to go to school and learn how to write sentences instead of .....

By [Paul Koloszar](#)

March 26, 2008 9:13 AM | [Link to this](#)

It amazes me that with all the property AK has at hand, they choose to bump this project right against a residential area.

Bad neighbor, AK! BAD!

By [jp](#)

March 26, 2008 8:21 AM | [Link to this](#)

ak steel lies they said they will take care of the wife when your husband dies they lie on that what makes them say this don't beleave them. they need to take a lie dector test on every thing they say.

By [John Doe](#)

March 26, 2008 7:16 AM | [Link to this](#)

Frank Schiavone is a typical lawyer. Lies, lies, lies. When I go to Heaven I hope I do not need a lawyer. There are none in Heaven. On the county auditor site the value of his property is less than \$300,000. How could it devalue by \$400,000. I am not saying the Suncoke plant should be built where they want it, but it is always don't biuld in my backyard, build it in someone elses backyard. I think that there are better sites.

**Commenting is open from 8 a.m. to 5 p.m. M-F**

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Name: \_\_\_\_\_

E-mail\*: \_\_\_\_\_

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