

**WESTFIELD TOWNSHIP
BOARD OF ZONING COMMISSIONERS
ORGANIZATIONAL/ REGULAR MEETING
JANUARY 12, 2010**

ORGANIZATIONAL MEETING

Secretary Ferencz called the organizational/regular of the Westfield Township Board of Zoning Commissioners to order at 7:33 p.m. Board members Brewer, Kemp, Anderson and Sturdevant were in attendance. Permanent Board member Miller was absent. Alternate Board member Kathy Zweifel sat in for a full Board. Other individuals in attendance: Tim Kratzer and Kathleen LeMar.

Election of Officers

Secretary Ferencz called for nominations for Chairperson.

Mr. Anderson made a motion to nominate Heather Sturdevant as Chairperson of the Zoning Commission for the calendar year 2010. It was second by Ms. Brewer. The nominations were closed.

ROLL CALL-Anderson-yes, Brewer, Kemp-yes, Zweifel-yes, Sturdevant-abstain.

Secretary Ferencz handed the meeting over to Chair Sturdevant. Chair Sturdevant then called for nominations for Vice Chairperson.

Mr. Anderson made a motion to nominate Ms. Kemp as Vice Chairperson of the Zoning Commission for the calendar year 2010. It was second by Ms. Sturdevant. The nominations were closed.

ROLL CALL- Anderson-yes, Sturdevant-yes, Brewer-yes, Zweifel-yes, Kemp-abstain.

Approval of December 8, 2009 meeting minutes

Ms. Kemp made a motion to approve the December 9, 2009 meeting minutes as written. It was seconded by Mr. Anderson.

ROLL CALL-Anderson-yes, Brewer-yes, Zweifel-yes, Kemp-yes, Sturdevant-yes.

Misc.

Chair Sturdevant stated at the Trustees organizational meeting held on January 4, 2010, that Trustee Oiler was appointed Trustee liaison to zoning.

Chair Sturdevant stated that she also received correspondence from Stan Scheetz (copies were passed out to the Zoning Commission members) but it was unknown for sure if the document was meant for the Commission members or the Trustees. (Document to be attached to approved minutes). Chair Sturdevant asked the Commission to review the document and it could be discussed at the Commission's next meeting if warranted.

Review of By-Laws

The Commission made no amendments to their By-Laws. Ms. Kemp made a motion to accept the By-Laws for 2010 as written. Mr. Anderson second.

ROLL CALL-Kemp-yes, Anderson-yes, Brewer-yes, Zweifel-yes, Sturdevant-yes.

Secretary Ferencz stated she would print out the By-Laws and the Commission to sign and date them at their next monthly meeting.

Windmill/Wind Energy Language

Chair Sturdevant stated that the Commission members should have received information from the Dept. of Planning Services on windmills/wind energy via the mail. Chair Sturdevant handed out additional information on windmills/wind energy from Mr. Bill Thorne from the Prosecutor's Office. The document was a zoning and planning law report entitled Regulating Backyard Wind Turbines. (See attached to approved meeting minutes). Chair Sturdevant stated this article and the numerous issues it raises was one of the main reasons County Planning and the Pros. Office has not endorsed such language. Chair Sturdevant stated during the holidays she went to upstate New York where there is a large wind farm in operation (Fenton wind farm). She added she had given Mr. Thorne a copy of the zoning language regarding this wind farm. Chair Sturdevant stated that each wind turbine is 310 ft. tall from the ground to blade tip. During the holidays one of the wind turbines collapsed. It was then discovered is that there were no provisions as to what was to happen if such an event occurs, and or who is responsible. During the investigation of what occurred to cause the turbine to collapse in New York it was determined that in areas where there is inclement weather, snow and ice can build up on the fiberglass blades. Also these turbines have all kinds of internal safety measures to stop them if the winds are too strong. Chair Sturdevant stated there was a windstorm the night before the turbine collapsed. Therefore, it has been preliminary stated that possibly those internal precautionary mechanisms broke and threw the windmill off balance and it collapsed. However at this time there is no definitive conclusion as to the exact cause of the windmill collapse. Chair Sturdevant added that Mr. Thorne has suggested holding off on proposing any language until after the investigation is concluded and there are recommendations for this alternative energy source. Chair Sturdevant asked the Commission to read the article submitted by Mr. Thorne.

Secretary Ferencz stated that last week a windmill was erected at 3-D Metals in Liverpool Township. Per the newspaper article in the Gazette, this turbine would reduce 3-D Metals energy consumption by 25%. The turbine stands 36 ft. in height and was permitted by the granting of a variance for the height. Secretary Ferencz stated she was surprised it was handled in that manner as Mr. Thorne stated that a variance was not the way to proceed to allow these alternative energy sources to locate in a Township. Secretary Ferencz stated she would follow up with the zoning inspector in Liverpool to get more details.

Chair Sturdevant stated that Mr. Thorne has also provided language on outdoor heating units. She asked the Commission members to review that information as well and be prepared to discuss it at the Commission's next monthly meeting in February.

Announcements

The Commission's next regularly scheduled monthly meeting will be held on February 10, 2010 at 7:30 p.m.

Trustee Meetings will now be held on the 1st and 3rd Mondays of the month at 7:00 p.m.

Dept. of Planning Services workshop-The Basics of Zoning to be held at January 28, 2010 from 6:30-8:30 p.m. at the Medina District Library.

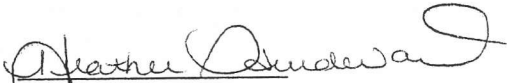
Webinar on wind Energy Planning-January 22, 2010.

Webinar on Historic Preservation-February 5, 2010.

Secretary Ferencz handed out a list of the 2010 Workshops and Webinars that would be put on by the Dept. of Planning Services.


Having no further business before the Commission, Ms. Kemp made a motion to adjourn. It was seconded by Ms. Brewer. A roll call was taken. All members were in favor. The meeting was officially adjourned at 8:00 p.m.

Respectfully Submitted,
Kim Ferencz, Zoning Secretary

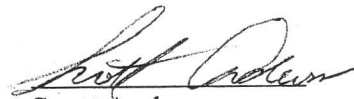

Heather Sturdevant, Zoning Commission Chairperson

John Miller

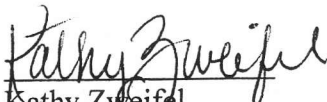
Jill Kemp



Susan Brewer



Scott Anderson



Kathy Zweifel