

**WESTFIELD TOWNSHIP
BOARD OF ZONING COMMISSIONERS
REGULAR MEETING
JUNE 14, 2011**

Chair Sturdevant called the regularly scheduled meeting of the Westfield Township Board of Zoning Commissioners to order at 7:35 p.m. Board members Brewer, Anderson, Kemp and Sturdevant were in attendance. Board member Miller was absent. Alternate board member Zweifel sat in for a full board. Alternate board member Brezina was absent. Other individuals in attendance: Ron Oiler, Zoning Inspector Matt Witmer, Gary Harris, The Drakes, Monica Ultreras, Pam Pullen, Terry and Donna Bower and Stan Scheetz.

GUEST SPEAKER-Clean Energy

Ms. Ultreras from Clean Energy was present this evening. Clean Energy was looking to construct a natural gas fueling station at the Pilot Truck Stop facility on Lake Rd. This fueling station would sell liquefied natural gas. Ms. Ultreras stated this type of gas is compressed natural gas which is the same gas one heats their home or cooks with. She continued they would tap into an existing gas line which then goes through a drying system which acts as a filtration system and takes any debris or moisture out. It then goes through a compressor system and when stored at (-) 268 degree Fahrenheit it becomes a liquid. Then the liquid is transported from our plant in a diesel truck and then off loaded to various fueling facilities. A hose takes the material from the tanker to the on site tank and then it is offloaded and ready for use by the customer.

Chair Sturdevant asked if the gas always had to be maintained at the (-) 268 degree Fahrenheit temperature to keep it in a liquid state. Ms. Ultreras responded yes. Chair Sturdevant asked how long has this type of fuel been around for fueling vehicles? Ms. Ultreras stated 10-15 yrs. Clean Energy will also provide plan check guidelines for those communities, especially fire departments, which are not familiar with this structure and procedure.

Ms. Anderson asked if this gas would be used to fuel automobiles? Ms. Ultreras stated the gas used for that would be CNG. It would be mainly trucks at such truck stops such as Pilot that would use this LNG fuel.

Ms. Kemp asked how it was kept liquid after it was dispensed? Ms. Ultreras stated she did not have an answer as to the mechanics of the truck but could look into it. Ms. Ultreras continued that Air Quality Management is requiring a certain number of fleet trucks to be fueled on natural gas. Therefore the request by Pilot for a LNG fueling station.

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Chair Sturdevant asked if Ms. Ultreras would forward the information regarding the construction and operation of such a fueling station to the Fire Dept. and Fire Committee. Ms. Ultreras stated she had two copies available this evening. Chair Sturdevant asked where other such facilities were located and was there any information that could be disseminated to the residents? Ms. Ultreras stated Clean Energy has 200 natural gas stations in North America but would forward any information accordingly.

Ms. Kemp asked why the proposed tank was above ground and not underground? Ms. Ultreras responded for fire code purposes, monitoring and functionality.

Mr. Anderson asked what type of truck volume is anticipated to use this fueling station? Ms. Ultreras she did not have that information.

Chair Sturdevant made a motion to set a special meeting for Clean Energy/Pilot Travel June 28, 2011 at 7:30. This meeting will also consist of general business as well. It was seconded by Mr. Anderson.

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

APPROVAL OF MEETING MINUTES

May 10, 2011 meeting minutes

The meeting minutes from the Commission's May 10, 2011 were tabled as there were not enough sitting members from that meeting to approve the minutes.

May 17, 2011 meeting minutes

Mr. Anderson made a motion to approve the May 17, 2011 meeting minutes as amended. It was seconded by Kemp.

ROLL CALL-Anderson-yes, Kemp-yes, Zweifel-abstain(not sitting), Brewer-yes, Sturdevant-yes.

Old Business-Swimming Pool Language

Trustee Harris stated he spoke to the Pros. Office about fences around swimming pools. The Pros. Office stated the Township does not have to regulate fences around pools and are not liable if something happens regarding a pool on somebody's property. He added he thought the 48 inch proposed fence requirement was excessive. There are no such regulations for lakes and ponds. He added a 36-38 inch fence would be high enough. Mr. Anderson and Ms. Zweifel agreed. Ms. Kemp asked if this even needed to be addressed and was more of an issue for the insurance company and/or property owner and not a zoning issue.

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The Commission agreed to send the proposed language to the Pros. Office and the Department of Planning Services.

Update on Comp Plan

Chair Sturdevant stated the Township was at the end of copies being provided by Mark Majewski from Northstar Planning per his contract. She added she and Secretary Ferencz converted the file the draft Comp Plan was written in but it crashed. Therefore we asked the Trustees to give us their copies of the Plan and the three changes that were proposed by the Commission would be made and forwarded accordingly as that would cost the least amount of money. Chair Sturdevant stated she would also send out e-mails or phone calls etc. to those who sat on the Committee to see what members want their names taken off the Plan. When all those members are contacted the Plan would be forwarded to the Trustees for them to take action.

NEW BUSINESS

Discussion on Definition of Junk and writing of language

Chair Sturdevant stated Zoning Inspector Witmer was told by the Pros. Office that the definition of "junk" was junk but the definition the Pros. Office sent back was exactly what was in the Zoning Resolution. The Commission decided to leave the definition as is at this time.

Discussion of Windmills and writing of language

Chair Sturdevant stated on wind energy conversion systems as they are called, anything over 5 megawatts is regulated by the State. So anything the Township would regulate would be small wind energy systems under 5 megawatts. A definition of megawatts would need to be drafted as well. Chair Sturdevant stated the noise for such systems are rated by decibel and the other an "A" weighed sound level. She read the definitions for both measurements. Another consideration is height, minimum setbacks from property lines and structures and if a rooftop windmill the amount of "fall" that would be required so if such a system fell it would not fall on a house or on anybody's property.

Chair Sturdevant continued that the Commission would also have to consider how fast a windmill runs and if it is balanced properly as there are manufactured windmills and "homemade" windmills.

Zoning Inspector Witmer stated the definition of megawatts is 1,000,000 watts and a kilowatt is 1,000 watts.

Chair Sturdevant stated she had a text amendment from Colerain Township that included definitions along with proposed language.

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Ms. Zweifel stated that the height of the turbine would affect the size of the setback. Chair Sturdevant responded that was correct and most communities require 1.5x the height for the setback. Therefore if that was the requirement a minimum lot size might not be needed because the property would need to be at least that large to meet the setbacks. She added she requested verbiage from Richland County which has regulations in place.

Zoning Inspector Witmer commented that the wind turbine Lincoln Electric just put up was 2.5 megawatts and 400+ tall and is still considered a small energy system.

Chair Sturdevant stated that another thing she learned in training on wind energy systems was that the Township could have more control if such systems were conditionally permitted.

Mr. Anderson asked about the difference between a windmill and these types of systems. Chair Sturdevant stated if they were being used for agriculture it would not be regulated. However, it would be important to encompass into the definitions as to what a wind energy system is.

Chair Sturdevant stated she handed out information on wind energy from the Pros. Office and asked the Commission members to review that information for the next meeting as well as consider if such systems should be a conditionally permitted use.

Chair Sturdevant added she would also like to discuss outdoor wood burning furnaces at the Commission's next meeting. She commented that there have been complaints about such devices and the links of wood burning smoke exposure and health related issues especially in children. Chair Sturdevant stated she has requested additional information than what has been provided by the Pros. Office.

Chair Sturdevant stated these topics would be discussed at the training workshop and if board members could not attend, if they could provide a zip drive so she could download that information and distribute accordingly.

Announcements

Planning Services Training-Zoning Commission- June 16, 2011 at 6:30 p.m. Medina University Center

Planning Services Training-Comprehensive Planning for your Community-David Civittolo-OSU Ext. Medina Library-June 28, 2011 at 6:30 p.m.

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Special Training Session regarding information regarding information Chair Sturdevant and Zoning Inspector Witmer received at all day training session in Akron -June 21, 2011 at 7:00 p.m. Westfield Twp. This will count towards a board members training requirement.

Westfield Twp. Zoning Commission Reg. Meeting-July 12, 2011 @ 7:30 p.m.

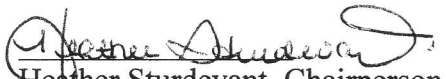
Adjournment

Having no further business before the Commission, Ms. Brewer made a motion to adjourn. It was seconded by Mr. Anderson.

ROLL CALL- Brewer-yes, Anderson-yes, Kemp-yes, Zweifel-yes, Sturdevant-yes. The meeting was officially adjourned at 8:31 p.m.

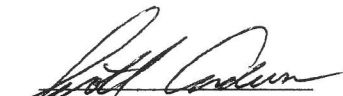
Respectfully Submitted,

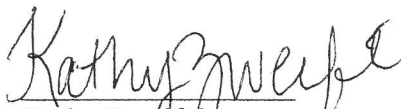
Kim Ferencz, Zoning Secretary


Heather Sturdevant, Chairperson

Jill Kemp

Sue Brewer


Scott Anderson


Kathy Zweifel