

**WESTFIELD TOWNSHIP
BOARD OF ZONING COMMISSIONERS
SPECIAL MEETING-SEPTEMBER 29, 2009**

Chair Sturdevant called the special meeting of the Westfield Township Board of Zoning Commissioners to order at 7:45 p.m. Permanent Board members Anderson, Miller, Brewer and Sturdevant were in attendance. Alternate Kathy Zweifel sat in for a full board. Other individuals in attendance were Ron & Marlene Oiler, Lee Evans, Gary Harris, Tim Kratzer, Carolyn Sims, and Catherine Adkins.

New Business

1. Pilot Site Plan-Addition of Diesel Exhaust Fluid Tank-8924 Lake Rd.

Ms. Catherine Adkins, Senior Project Manager for Pilot addressed the Commission. She stated she was present this evening to seek approval for Pilot Travel Center to install a Diesel Exhaust Fluid Tank on their site. Pilot is the first company in the United States to implement this system. Pilot Travel Center at 8924 Lake Rd. will be one of the first of their locations to install such a system. Ms. Adkins stated they would like to begin installation of the system on Monday, October 5, 2009; and have installed 10 such systems currently. By mid August 2010 they hope to have 100 of these systems installed at various Pilot locations.

Ms. Adkins stated the reason for the Diesel Exhaust Fluid tank is because the EPA has mandated new regulations to begin in 2010 to reduce emission of nitrous oxide within the exhaust. The fluid would be contained within the 2,000-gallon tank that will be above ground and enclosed. Trucks that will be manufactured starting in 2010 will have an actual tank on their trucks where the fluid can be extracted. The fluid is UREA. There is a chemical reaction that will take place within the tank, which will then lower the exhaust emission i.e. nitrous oxide. This is all regulated by the EPA. Ms. Adkins stated the system would be located on the outside of the facility right next to the diesel tanks. It is a non-hazardous, non-flammable process, but each facility where these will be installed are going through the permit process accordingly.

Mr. Miller asked the percentage of UREA compared to the other fluids in the system?

Ms. Adkins stated she could not specifically answer that question but believed it was over 80% but could provide that information to the Township. (It was stated that Ms. Adkins called back to say the amount of UREA was 32%).

Chair Sturdevant asked if the tank had to be vented and was there any odor? Ms. Adkins stated there is no venting on the tank and no odor is produced. There will be an automatic shut off installed as part of this system so there would be no risk of overfill. This would all be monitored internally.

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Mr. Miller stated there was a substantial incline to the fueling station for trucks at this Pilot, and he has seen many trucks get stuck or sliding on the way out of the site especially during inclement weather. He stated that per the drawing, there is one 3 ft. ballard shown at the one end of the tank and did not think one would be adequate for safety purposes. Ms. Adkins stated that another ballard could be placed on the site.

Ms. Adkins stated they began installing these tanks at their sites approximately 4 wks. ago and have installed 10 DEF tanks to date. Chair Sturdevant asked if the EPA was part of the development and design of these tanks. Ms Adkins stated yes, the EPA was instrumental in the design of these systems. She added that the new model of BMW cars are also going to be equipped to have their exhaust emissions reduced by such a system but the process would be accommodated with much smaller tanks.

Mr. Miller asked with the volume of trucks that come to Pilot everyday was one DEF tank going to be adequate? Ms. Adkins stated yes as this would only affect trucks manufactured in 2010 and beyond but in the future the system would be re-evaluated and probably upgraded.

Secretary Ferencz stated a letter was received dated September 8, 2009 from Fire Inspector Dan Lloyd who stated he reviewed the plans for this tank and it is in compliance with the applicable Fire Codes.

Mr. Miller made a motion to approve the site plan for Pilot Travel Center located at 8924 Lake Rd. for the installation of a Diesel Exhaust Fluid Tank per the drawing and application submitted with the addition of an additional ballard to be located in the southwest corner of the site. It was seconded by Mr. Anderson.

ROLL CALL-Miller-yes, Anderson-yes, Brewer-yes, Zweifel-yes, Sturdevant-yes.
Motion carried.

Announcements:

- Continuation of Trustees Public Hearing on the proposed signage text amendments- October 1, 2009 at 6:30 with Regular Trustees Meeting scheduled for 7:00 p.m.
- Comp Plan Draft Public Presentation and Review-October 8, 2009 @ 7:00 p.m.
- Next regularly scheduled meeting of the Zoning Commission-October 13, 2009 @ 7:30 p.m.-Presentation of Draft Comp Plan to the Commission by Mark Majewski/Northstar Planning. Current drafts would be sent out to the Commission members when received by Mr. Majewski.

MISC.

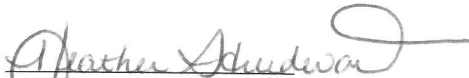
Mrs. Sims asked how the updates to the proposed signage text language by the Trustees was coming? Chair Sturdevant stated she will be meeting with Secretary Ferencz and those modifications would be completed and sent out to the Trustees and Bill Thorne


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before the continuation of the public hearing by the Trustees on October 1, 2009 @ 6:30 p.m.

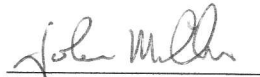
Chair Sturdevant stated that during the public hearings on the proposed signage text by the Trustees, it was discovered that there was no definition of ground sign in the Zoning Resolution. Therefore the Commission would need to propose a definition accordingly. Having no further business by the Commission, Ms. Brewer made a motion to adjourn. It was seconded by Mr. Anderson. All members were in favor. The meeting was officially adjourned at 8:16 p.m.

Respectfully Submitted,
Kim Ferencz, Zoning Secretary


Heather Sturdevant


Scott Anderson


Sue Brewer


John Miller

Kathy Zweifel