

**WESTFIELD TOWNSHIP
BOARD OF ZONING COMMISSIONERS
SPECIAL MEETING
AUGUST 23, 2011**

Chair Sturdevant called the special meeting of the Westfield Township Board of Zoning Commissioners to order at 7:34 p.m. Permanent Board members, Anderson, Brewer, Brezina, Kemp and Sturdevant were in attendance. Alternate Commission member Dennis Hoops was also in attendance. Other individuals in attendance: Ron Oiler, Donna Bower, Gary Harris, Ed Whalen and Kathleen LeMar.

Revised Site Plan for Pilot (Diesel Exhaust Fluid (DEF) Tank) -8924 Lake Rd.

Mr. Ed Whalen construction manager represented Pilot. He stated that they have decided to go with a higher DEF capacity at this site. The existing aboveground tank is a 2,000-gallon tank and they would like to put in an 8,000-gallon underground tank. There was tightness around the turn where the existing above ground tank is located so in order not to make that situation worse, they would bury the tank. Also there is storm drain which cuts across the corner of the outside of the island at a 30 degree angle toward the parking lot and straight across is the electrical, therefore it is not a good location for the tank. Mr. Whalen continued if they move the tank closer to the exit side when construction begins it would make the turn radius even tighter so they would like to locate the tank up against the building along the inside lane. Mr. Whalen concluded that everything had been previously approved regarding the islands they are going to complete. The questions are how much DEF and where the tank would be located.

Chair Sturdevant made a motion to approve the revised site plan for Pilot for the location of an underground DEF tank per the following:

1. Updated Drawing to be submitted to the Township by 8/30/2011
2. DEF tank location to be moved to approximately 50 ft. from the corner of the filling station closest to the building
3. DEF tank will consist of 8,000 gallons and be located underground
4. The pad size will be 14' x 32'.
5. The existing above ground tank will be removed
6. There will be two (2) bollards on either side of the remote fill box that will be 3 ft. in width and 4 ft. in height

It was seconded by Ms. Kemp.

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

Chair Sturdevant welcomed Mr. Dennis Hoops as the new Commission member alternate.

Chair Sturdevant made a motion to enter into executive session regarding pending litigation with the Township's legal counsel Mr. Thorne. It was seconded by Mr. Anderson.

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

The Commission went into executive session at 7:51 p.m.

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Chair Sturdevant made a motion to come out of executive session. It was seconded by Ms. Brewer.

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

The Commission came out of executive session and back into their special meeting at 8:06 p.m. Chair Sturdevant stated for the record that there were no decisions made while in executive session.

Chair Sturdevant made a motion to set a public hearing regarding proposed language on swimming pools for September 13, 2011 @ 7:30 p.m. It was seconded by Ms. Kemp.

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

The Commission also asked that the proposed language on small wind energy systems be sent to the Dept. of Planning Services and Pros. Office for an informal review. Secretary Ferencz asked Chair Sturdevant to forward her the wording with the last changes made.

Announcement

- Zoning Commission Public Hearing rezoning for the map amendment-August 30, 2011 @ 7:30 p.m.
- September 13, 2011 @ 7:30 p.m.- next regularly scheduled meeting and public hearing on proposed swimming pool language.
- September 21, 2011 @ 6:00 p.m. Fair Housing Workshop-University Center. The registration fee is \$10.00 per person.

Chair Sturdevant stated she was compiling a training workshop manual that can be utilized by those zoning board members who absolutely cannot attend the Dept. of Planning Services workshops or other training opportunities. She continued however this manual is far from being completed. A test would be given to those individuals who go the training manual route however the Trustees strongly encourage board members to attend the training offered by the Dept. of Planning Services.

Chair Sturdevant stated she would pass out to the Commission members a copy of a letter with documentation written to the Board of Trustees from the Steering Committee regarding their feelings on the Comp Plan Update revised by the Zoning Commission. She asked the members to review the material. Chair Sturdevant stated she personally would be responding to the letter with factual information and documentation. She encouraged the Commission members to respond if they wish to do so and asked the Commission members to please attend the meeting of the Trustees when they consider the recommendation of the Zoning Commission on the Comp Plan Update once that meeting is scheduled.

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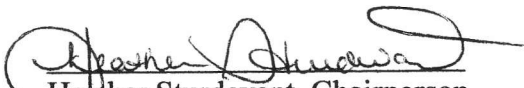
Adjournment


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

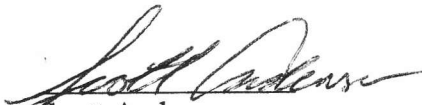
ROLL CALL-Kemp-yes, Brewer-yes, Brezina-yes, Anderson-yes, Sturdevant-yes.

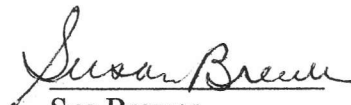
The meeting was officially adjourned at 8:14 p.m.

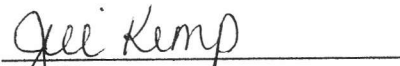
Respectfully Submitted,
Kim Ferencz, Zoning Secretary


Heather Sturdevant, Chairperson


Greg Brezina


Scott Anderson


Sue Brewer


Jill Kemp