

Westfield Township

Zoning Commission – Minutes of Public Hearing

July 31, 2012

The meeting was called to order by Chairman Sturdevant at 7:30 pm. Members in attendance: Sue Brewer, Greg Brezina, Jill Kemp, Scott Anderson, Heather Sturdevant and Zoning Secretary, Sherry Clarkson. Member absent: Dennis Hoops. Guests in attendance: Gary Harris and Ron Oiler.

Chairman Sturdevant handed out to Trustees Gary Harris and Ron Oiler information which the board has proposed regarding Outdoor Wood Fired Boilers. This language went through Planning Services and was sent to Bill's office and Bill advised he had no problem with it. They never responded in writing and Chairman Sturdevant and he discussed it. He advised there was not too much to write. We did receive something back from Planning Services which you will receive when you get your packet. What we did is took some changes of what Planning Services provided and made changes of our own and the changes are already typed up.

In the Planning Services Staff comment they suggested possibility of allowing outdoor wood boilers in the side yard as well as the rear yard and we as a board decided to leave them only in the rear yard. We are not allowing in the side yard because of blowing winds across causing smell. We left in the rear yard only. Rather than stating a limited number of materials (and possibly having to justify the exclusion of other materials), that can be used in the OWB, Staff suggests stating that "Fuels shall be limited to those approved by the EPA." Chairman Sturdevant advised she contacted the EPA and everything they have is on the computer which cannot print. They provided us what they have is not a law, there are individuals within the EPA which feel some items should not be included, and they are trying to get some things passed, but upper management is not passing them, they are trying to get townships to put into their codes, and according to Bill Thorne, if it is not a law we cannot enforce, so we chose not to put in because it would be non enforceable because EPA has no laws, just suggestions. Unfortunately we cannot print them from the computer, even using a "stick" trying to transfer data. The material is on the computer for trustees to look at, but the information is not law, just suggestions from the EPA. The other comment questioned one of the definitions and asked if only to residential uses and it was so it was left the same. These were the only comments they had. We made our changes based on Planning Services comments and made some minor changes.

We have gone through the whole process and made decisions and realized we did not have a public hearing so this is why we are here tonight. It was asked if the trustees had public comments.

Gary Harris, 7947 Lake Road – "Question is EPA has fuels approved?" Chairman Sturdevant advised they do not have any fuels approved, they sent us everything they have, but nothing has been passed. If we are to state in our code the only fuels to be used are the fuels used by the EPA, this cannot be enforced as they have nothing, and they are giving suggestions. If we reference them at all, it is not enforceable, so what we put instead, is "Fuels shall be limited to seasoned hardwoods, corncobs or woodchips". A lot of times people will burn garbage etc, by limiting it to these items, we are talking about fuels which are

cleaner fuels and will not cause too much of a nuisance to their neighbors and are biodegradable. We thought about putting in only fuels recommended by manufacturers, but we found that some of the information on the booklets, they do not provide anything of what you need to burn, so if we did this and if someone received this information, they would have no knowledge of what to burn.

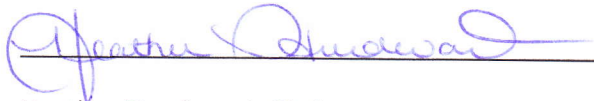
Chairman Sturdevant asked for any further input from everyone. If there is no further comment. The public Comment part of the meeting will be closed and we will continue with our meeting. There being no general discussion, **Chairman Sturdevant made a motion to close the public hearing. A second to the motion was made by Jill Kemp. A roll call was taken: Greg Brezina –aye; Jill Kemp-aye; Scott Anderson-aye; Sue Brewer-aye; and Chairman Sturdevant-aye. All were in favor.**

Chairman Sturdevant made a motion to approve the proposed Outdoor Wood Boiler language under Article VI, Section 606 A, Conditional Uses as presented to be served by the trustees within five (5) days. A second to the motion was made by Scott Anderson. A roll call was taken as follows: Greg Brezina-aye; Jill Kemp-aye; Scott Anderson-aye; Sue Brewer-aye; Chairman Sturdevant-aye. All were in favor.

Chairman Sturdevant made a motion to adjourn the meeting. A second to the motion was made by Jill Kemp. All were in favor. Meeting was adjourned at 7:42 pm.

Respectfully submitted,

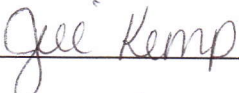
Sherry Clarkson, Zoning Secretary



Heather Sturdevant, Chairman

8-14-2012

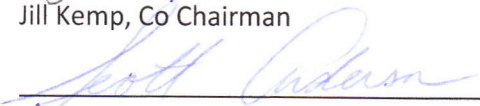
Date



Jill Kemp, Co Chairman

8-14-2012

Date



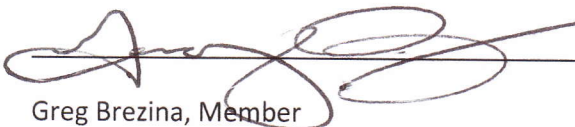
Scott Anderson, Member

8-14-2012

Date

Sue Brewer, Member

Date



Greg Brezina, Member

8/14/12

Date