

Westfield Township Zoning Commission Minutes

November 13, 2012

The meeting was called to order at 7:43 pm by Chairman Heather Sturdevant. A roll call was taken and members present were: Greg Brezina, Jill Kemp, Dennis Hoops, Heather Sturdevant and Zoning Secretary Sherry Clarkson. Members absent: Sue Brewer, and Scott Anderson. Guests: Gary Harris and Matt Witmer.

October 9, 2012 Meeting Minutes

Chairman Sturdevant advised members received their minutes via email and a copy was also before them at tonight's meeting. She asked for any corrections/additions to the minutes. Jill Kemp advised in the last paragraph of Page 1 it was typed Warren Mahoney and it should have been Lorn Mahoney. There being no other additions/corrections, chairman Sturdevant asked for a motion to approve the minutes as amended. **A motion was made by Jill Kemp to approve the minutes as amended and a second to the motion was made by Greg Brezina. A roll call was taken as follows: Greg Brezina-aye; Jill Kemp-aye; Dennis Hoops-abstain and Chairman Sturdevant-aye. The motion passes.**

Update on Wind Energy

The Trustees held their final public hearing last Monday night, they did receive information back from the county. What they have come up with a county wide model regulations and everyone should feel proud as there were very few exceptions and they were almost verbatim. There were three changes; one of the changes being monitoring sound in decibels to which our Trustees decided not to adopt this regulation that the county added. Our Trustees decided not to adopt because this would be way too hard to enforce and the other questions is where do you monitor sound from, base of tower or property line. This would entail purchasing equipment etc. so they decided not to add this to the regulation. The other change was planning services and the prosecutor's office had felt it important to allow homemade wind energy systems. I am happy to state that we were able to keep our Trustees believing the same as we felt, being that they should not be allowed because of numerous reasons. Most of all by saying that they could go for a variance if they wanted a homemade system, it would be too hard to control. The third item being that the Trustees agreed to adopt that any wind energy system over 35 feet will be a conditional use. Not only will it have separate regulations, that they follow but also it will be a conditional use and it will go to the BZA. All in all, literally most of the language was exactly what we wrote. Everyone should feel proud of the work done. The Trustees made those few changes and adopted language and it was approved at last Monday's night and will be effective in 30 days.

North Coast Soccer

Chairman Sturdevant advised members that Jill provided information and dates, which allowed Matt & Heather to meet and review information. Very interesting information was found and this will be presented to Bill Thorne and we will see what the outcome will be. Chairman Sturdevant advised that

she understands where the Trustees are coming from as they would like to establish a benchmark to move forward so no confusion, questions or concerns are in the future. However, she advised that she fully understand the members of the board's concern with the "more you give to the property owner the more will be taken". Just one or two weeks ago it was found that North Coast erected a concession stand. They took an old trailer which was on the property and erected decking around it. They did not obtain the necessary permits (Health Dept, etc. as we do not know what type of food was sold etc.) They erected a structure without coming to us for a permit. Also, regarding parking on the gravel areas (they have been given a lot of lead way on this). Prior to the Hurricane coming through, a tournament was held on the weekend and they were parking on the grass. So the saga continues.

We will see what Bill Thorne has to say after reviewing the information he was given and we are hopeful that he will be at our next meeting and will address and advise us on what our next steps are. Chairman Sturdevant advised she would like to see a ground point for moving forward but with the newest complaints, she advised "I don't see how doing that is rewarding bad behavior." Presently the board is uncomfortable is approving any benchmark until Bill Thorne addresses the board, especially after he has a chance to review all materials given to him.

OPERS Information

It was brought forward by one of our members of a charge being made by OPERS of \$6.00 being charged to your account if 90 days goes by without monthly activity on your account. There will be a \$6.00 administration fee charged on your account for a non-activity fee. Apparently this has been going on for some time and some people are seeing this on their accounts. Board members can select to be paid monthly or quarterly and most have selected quarterly. Do to these charges, to which nothing can be done about this, everyone may want to select to be paid monthly and do a direct deposit, which should alleviate this from occurring in the future. If members would select the monthly payment, please contact Martha as there is paperwork to be completed for direct deposit, which will be easier to do. The BZA will also be affected by this, since they do not meet monthly and can go for some time before meeting.

Outdoor Wood Fired Boilers

We are presently waiting on information to come back.

Highway Commercial


We are presently waiting for information to come back. Chairman Sturdevant advised we are hesitant on starting anything else until everything goes through the Trustees and the Zoning Regulations can be updated at once.

With no other business to discuss, **Chairman Sturdevant asked for a motion to adjourn the meeting. A motion was made by Jill Kemp to adjourn the meeting and a second to the motion was made by Dennis Hoops. All members were in favor and the meeting was adjourned at 7:53 pm.**

Our next scheduled meeting will be December 11, 2012 at 7:30 pm

Respectfully Submitted,

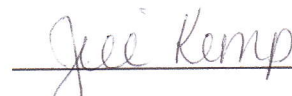
Sherry Clarkson, Zoning Secretary



Heather Sturdevant, Chairman

12-11-12

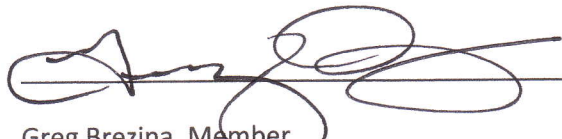
Date



Jill Kemp, Co-Chairman

12-11-12

Date



Greg Brezina, Member

12/11/12

Date

Dennis Hoops, Alternate Member

Date

Sue Brewer, Member

Date

Scott Anderson, Member

Date