

Westfield Township Trustees

Public Hearing-Small Wind Energy

July 2, 2012

6:30pm

Trustee Harris opened the Public Hearing to consider a text amendment to the Westfield Township Zoning Resolution Article for Small Wind Energy at 6:30pm.

Trustees Present: Gary Harris, Ron Oiler, and Jim Likley

Trustee Harris opened the meeting up to the public for comments or questions. As no one wished to speak, Trustee Harris moved on to the Trustee's discussion of the proposed language.

Trustee Oiler stated that there was a question brought up by Trustee Likley at the last public hearing on item number two which states that there shall be a minimum lot size of three acres and that as long as one could meet all of the setback requirements that number two could be changed to a minimum lot size of one and a half acres.

Trustee Likley stated that he believed that what he looked at doing instead was "small wind energy system may be placed on a lot or parcel for private use". If that is the case and an individual has a private lot with a home. If the lot is an acre and a half and the property owner can meet the minimum setback requirements as established by the zoning the system is in compliance. Per the rest of the regulation, the systems primary function must be for private use and not the generation of power for the grid. Number two could then be eliminated. Trustee Likley stated that if there was concern with removing number two they should discuss it.

Ms. Evans asked if since small wind energy could be placed in Highway Commercial or Local Commercial, if the statement that the primary use must be for private use would be appropriate.

Trustee Likley stated that as long as it fell under the principal and accessory uses of the property it would be fine. For example if Pilot wanted to put in a system, their principal use is the truck stop. The Wind System would be an accessory use and they would not be building a wind farm so the use would be fine. He again stated that there should be a reason for the rules.

The trustees agreed to eliminate number two.

Trustee Likley stated that the last public hearing was continued as he had sent possible language to Bill Thorne and was awaiting reply. As of this evening, he still has not heard back from Mr. Thorne regarding the wind assessment or the electrical interference portion of the language.

Ms. Evans questioned if it should be guy or guide wires. The trustees stated that guy wires were correct.

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Trustee Harris had a note on his that they were thinking of adding something about the Ohio Revised Code.

Trustee Oiler stated that he covered that at the last meeting and that the Ohio Revised Code was not applicable in this case as it was regulating Wind Energy in excess of 5 Megawatts and all small wind energy systems per the Township's code would have to be less than 5 Megawatts.

Trustee Oiler made a motion to continue the public hearing for small wind energy systems to August 6, 2012 at 6:30pm. Trustee Harris seconded the motion.

ROLL CALL: Trustee Likley-yes, Trustee Oiler-yes, Trustee Harris-yes.

Approved July 16, 2012