

BAY TOWNSHIP PLANNING COMMISSION

JANUARY 3, 2017 MEETING MINUTES

APPROVED

- 1 **CALL TO ORDER** Dave Skornia called the meeting to order at 7:00PM and led with the Pledge of
2 Allegiance. Also in attendance were Jamie Shepherd, Wendy Simmons, Steve Van
3 Dam, Lynn Maxwell, James G. Vanek and planner Claire Karner. Joe Jones was
4 absent.
5
6
- 7 **PRIOR MEETING**
8 **MINUTES** **MOTION by Van Dam, seconded by Maxwell, to dispense with the reading of**
9 **the December 6, 2016 Planning Commission regular meeting minutes, passed**
10 **upon unanimous affirmative vote of the Board Members.**
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12 **MOTION by Simmons, seconded by Van Dam, to approve the December 6,**
13 **2016 Planning Commission regular meeting minutes as presented, passed**
14 **upon unanimous affirmative vote of the Board Members.**
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- 17 **AGENDA APPROVAL** **MOTION by Simmons, seconded by Shepherd, to approve the agenda as**
18 **presented, passed upon unanimous affirmative vote of the Board Members.**
19
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- 21 **PUBLIC COMMENT** None received.
22
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- 24 **OUTDOOR WOOD FURNACE**
25 **PUBLIC FEEDBACK SESSION** Skornia gave a brief overview on why the Planning Commission is drafting an
26 Outdoor Wood Furnace Ordinance. Planner Claire Karner summarized the draft
27 Ordinance as follows:
28 - Proposed ordinance does not cover in-home wood burning, campfires,
29 grilling, etc.
30 - Outdoor wood furnace fuel should be dry seasoned wood. Burning green
31 wood or trash in the furnace would not be allowed.
32 - Stack height should be at least 15-FT high and 200-FT from adjacent
33 residences.
34 - Existing furnaces will not be subject to the stringent regulations (as
35 compared to new furnaces) as long as they are not adversely impacting
36 neighbors.
37
- 38 Skornia opened the public feedback session to the audience at 7:15PM.
39
- 40 Carl Rasch: Lives in the Alpine Hills subdivision and has an outdoor
41 wood boiler; feels he is being picked on for using his boiler.
42
- 43 Jocelyn Hayward: Explained she is from the American Lung Association and is
44 a public health expert who educates people on the adverse
45 effects of improperly using outdoor wood boilers on those
46 suffering from lung conditions as well as children, older
47 adults and people with cardiovascular disease.
48
- 49 She further explained she is not an advocate to ban the
50 wood boilers, nor can she offer any sort of policy advice on
51 regulations. She presented research-based evidence on
52 how improperly combusted smoke and particulate matter
53 released from wood boilers affects the health of individuals
54 who live nearby.

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55 She also presented the American Lung Associations
56 financial incentive program for people to upgrade their non-
57 EPA certified wood burning/heating device to either an EPA
58 certified wood burning device or to a gas furnace.
59

60 John Warstler: Has a gasification wood boiler to heat his home and it burns
61 very clean and efficient; very little smoke comes out of his
62 chimney.
63

64 Dennis Loewenstein: Explained he has asthma and chronic obstructive
65 pulmonary disease (COPD) and is not “anti” wood burning,
66 but instead encourages people to burn wisely. Would like to
67 promote and advertise the success stories of people who
68 burn wood correctly.
69

70 He likes the progress made on the draft ordinance and
71 presented a letter with possible improvements to the
72 ordinance. Would like to see the term “nuisance” further
73 defined.
74

75 He is not in favor of allowing existing units to stay “as-is”.
76 Feels this identifies **ENCOURAGES** people to keep using
77 their existing outdoor wood boilers and most of the
78 complaints come from people improperly using them.
79

80 Ed Beyer **BRADLEY**: People who burn wood usually do it because of financial
81 reasons; they cannot afford to heat their homes with natural
82 gas or propane. Feels the Planning Commission needs to
83 look at how many complaints they receive on wood boiler use
84 before creating an ordinance to regulate them.
85

86 Arnold Koteskey: Feels it’s very important to have a tall enough stack height
87 to get the smoke to properly dissipate.
88

89 Geoffrey Day: Likes the draft ordinance and feels the Planning
90 Commission needs to complete their work on it and get it
91 adopted.
92

93 Ron Van Zee: Explained why the requirement to upgrade existing wood
94 boiler units was not required in the draft ordinance. The
95 Planning Commission considered the life expectancy of
96 existing outdoor wood boilers (on average 10-years) and
97 when existing boiler needed replacement the property
98 owner would then have to comply at that time with the
99 ordinance requirements.
100

101 David Buitendorp: Has a gasification wood boiler and it works great.
102

103 Skornia recapped on the process of adopting a new township ordinance and
104 explained how the draft outdoor wood furnace ordinance will proceed.
105

106 The Planning Commission concluded the public feedback session at 8:28PM.
107
108
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110 **2017 ELECTION OF**
111 **OFFICERS**

MOTION by Van Dam, seconded by Simmons, to open the floor for Chairperson nominations and to nominate Dave Skornia as Chairperson, with no further nominations, passed upon unanimous affirmative vote of the Board.

MOTION by Van Dam, seconded by Skornia to open the floor for Vice-Chairperson and to nominate Wendy Simmons as Vice-Chairperson, with no further nominations, passed upon unanimous affirmative vote of the Board.

MOTION by Van Dam, seconded by Simmons, to open the floor for Secretary nominations and to nominate James Vanek as Secretary, with no further nominations, passed upon unanimous affirmative vote of the Board.

MOTION by Skornia, seconded by Van Dam to appoint Wendy Simmons as the Planning Commission representative on the Zoning Board of Appeals, passed upon unanimous affirmative vote of the Board Members.

128 **2017 MEETING DATES**

MOTION by Simmons, seconded by Vanek, to schedule the 2017 Planning Commission regular meetings on the first Tuesday of each calendar month (except as noted below) to begin at 7 P.M.,

February 7	August 1
March 7	September 5
April – No Meeting Scheduled	October 3
May 2	November 7
June 6	December 5
July – No Meeting Scheduled	January 2, 2018

passed upon unanimous affirmative vote of the Board.

139 **ZONING ADMINISTRATORS**
140 **REPORT**

Zoning Administrator Ron Van Zee reviewed the past months activities regarding Zoning Permits issued, Zoning Ordinance enforcement actions taken, and other related zoning activities.

145 **BOARD OF TRUSTEES**
146 **REPORT**

Note: See the Board of Trustees December 8, 2016 minutes for further detail.
Vanek reported on the Board of Trustees December meeting.

149 **ZONING BOARD OF**
150 **APPEALS**

No meeting but might have an upcoming hearing the end of the month.

152 **OTHER**

None.

154 **PUBLIC COMMENT**

None received.

156 **ADJOURNMENT**

MOTION by Van Dam, seconded by Simmons, to adjourn the meeting at 9:10PM, passed upon unanimous affirmative vote of the Board Members.

Respectfully submitted,

James G. Vanek
Planning Commission Secretary