

Columbia Township
Planning Commission Meeting Minutes
Tuesday, September 4, 2012

1) Meeting called to order at 7:05pm July 10, 2012 by Chairman Gaede. Roll call was taken.

Preent: Bob Willerer, Philip Reynolds, Roger Gaede, Mike McKay, Jerry Hayes and Pam Jarvis.

Absent: Mike Rackowski

2)Public Comments
None

3) Approval of Agenda
Reynolds asked to add Sign Changes to item 6.
Motion by Reynolds to amend agenda. Motion seconded by McKay
Ayes all
Motion passed.

4) Review final Wood Burner Ordinance
Section 7.26.2 Definitions

“Outdoor Fuel Fired Boiler Zoning Ordinance” remove quotes to read Outdoor Fuel Fired Boiler Zoning Ordinance.

Change Item D to read,

The term yard waste shall mean for the purpose of this Zoning Ordinance, any waste material, including, but not limited to leaves, grass, garbage and other similar organic material.

ADD item E to read as follows,

Non permitted materials including but not limited to Automobiles and other vehicles and parts there of, flammable, toxic or explosive material, electrical wiring, rubber products and plastic products.

Section 7.26.3 Installation and Use

Item A An outdoor fuel fired boiler shall use as a fuel source, clean natural wood and other fuel sources recommended by the manufacturer of the heater, if the same are not specifically prohibited by this Zoning Ordinance.

Item D shall be located two hundred (200) feet from the

Item G that extends at least Ten (10) feet above the ground surface. The Building Inspector or designee(s), may approve

Section 7.26.5 Outdoor Fuel Fired Boilers Installed Prior to the Effective Date of this Zoning Ordinance

The lawful use of a nonconforming outdoor fuel fired boiler existing at the time of the adoption of

amendment of this Zoning Ordinance may be continued. A nonconforming outdoor fuel fired boiler shall not be used or operated in such a manner to constitute public nuisance or to cause a condition which is hazardous to human health or is prohibited by any applicable federal, state or local statutes, ordinances or regulations. Additionally, such nonconforming outdoor fuel fired boilers shall be used and maintained in compliance with all the provisions of this Zoning Ordinance.

5) Review Development of Solar Energy Project

Discussion of Solar and Wind Energy ordinances , chairman Gaede asked for volunteers to work on a solar ordinance.

Mike McKay and Bob Willerer agreed to work on the project.

6) Discussion Of Zoning Ordinance alterations with consultant and sign changes.

Discussion held per signs and the ordinance regulating signs. No action taken.

7) Public Comment

Jeff Willert commented planning commission doing a good job.

8) Approve Meeting Minutes of July 10, 2012.

Motion to approve minutes by Willerer seconded by McKay.

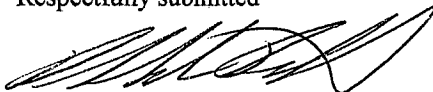
Ayes All
Motion passed.

9) Commissioners comments

McKay would like to see better communication between all boards on rulings that have effect on Zoning, Planning and the ZBA

Chairman Gaede adjourned the meeting at 8:55pm.

Respectfully submitted



Philip Reynolds secretary

COLUMBIA TOWNSHIP

ORDINANCE #

A. ZONING ORDINANCE REGULATING THE INSTALLATION OF OUTDOOR FUEL-FIRED
BOILERS

AKA

(OUTDOOR WOOD-FIRED FURNACES)

(OUTDOOR WOOD-FIRED HEATERS)

SECTION 7.26.1

This zoning ordinance shall be known as the Outdoor Fuel Fired Boiler Zoning Ordinance.

SECTION 7.26.2 Definitions

- A. "Clean natural wood" means natural wood which: (i) has not been pressure treated, painted, varnished or coated with a similar material; (ii) does not contain resins or glues, such as plywood or other composite wood products; and (iii) is not particleboard, refuse or yard waste.

- B. The term "nuisance" as used in this Zoning Ordinance shall mean, but is not limited to the burning of any material of any kind which generates smoke or odor from an outdoor fuel fired boiler in a manner so as to endanger the public or in a manner which constitutes a threat to the safety or health of the public.

C. "Outdoor fuel fired boilers" mean any equipment, device, appliance or apparatus or any part thereof, which is installed, affixed or situated outdoors for the primary purpose of combustion of fuel to produce heat or energy.

D. The term "Yard Waste" shall mean for the purpose of this Zoning Ordinance, any waste material, including, but not limited to leaves, grass, garbage and other similar organic material.

E. Non permitted materials including but not limited to Automobiles and other vehicles and parts thereof, flammable, toxic or explosive material, electrical wiring, rubber products and plastic products.

SECTION 7.26.3 Installation and Use

An outdoor fuel fired boilers may be installed and used in Columbia Township only in accordance with all of the following provisions:

A. An outdoor fuel fired boiler shall use, as a fuel source, clean natural wood and other fuel sources recommended by the manufacturer of the heater, if the same are not specifically prohibited by this Zoning Ordinance.

B. Neither refuse, nor yard waste shall be used as a fuel source. Further, no material shall be used as a fuel source that causes any particulate matter to be released into the atmosphere.

C. No outdoor fuel-fired boilers shall be utilized in a manner which endangers the public, which threatens the safety or health of the public, or which constitutes a nuisance as that term is defined in this Zoning Ordinance, or as the same may be otherwise defined in law.

D. Outdoor fuel-fired boilers shall be located at least two hundred (200) feet from the nearest residence which is not located on the same property as is the outdoor fuel-fired boiler.

E. An outdoor fuel-fired boiler shall be located to the rear or to the side of the structure for which it is intended to act as a heat source.

F. An outdoor fuel-fired boiler shall be located at least fifty (50) feet from the nearest structure on the same property, two hundred (200) feet from any structure on an adjoining property and fifty (50) feet from any property line.

G. An outdoor fuel-fired boiler shall have an attached permanent chimney that extends at least ten (10) feet above the ground surface. The Building Inspector or designee(s) may approve a lesser height on a case-by-case basis if necessary to comply with manufacturer's recommendations, provided the smoke from a lower chimney height shall not create a nuisance for neighbors. This approval shall be issued in writing by the Building Inspector or designee(s). This approval may be revoked by the Building Inspector or designee(s) if such officials have determined that the lower chimney height results in, or creates a nuisance as that term is defined in the Zoning Ordinance.

H. An outdoor fuel-fired boiler shall be UL listed and have attached an approved U.S. Environmental Protection Agency (EPA) label. The label shall indicate the model being installed including the test results from an independent accredited laboratory demonstrating that the unit meets the EPA 2007 (Phase 1) voluntary testing program for emissions levels for outdoor fuel-fired boilers.

SECTION 7.26.4. Permits

The owner of the property, or their designated agent, shall obtain a building, electrical and mechanical permits for each installation.

SECTION 7.26.5. Outdoor Fuel-Fired Boilers Installed Prior to the Effective Date of this Zoning Ordinance

The lawful use of a nonconforming outdoor fuel-fired boilers existing at the time of the adoption of amendment of this Zoning Ordinance may be continued. A non-conforming outdoor fuel fired boiler shall not be used or operated in such a manner as to constitute public nuisance or to cause a condition which is hazardous to human health or is prohibited by any applicable federal, state or local statutes, ordinances or regulations. Additionally, such non-conforming outdoor fuel-fired boilers shall be used and maintained in compliance with all the provisions of the Zoning Ordinance.

SECTION 7.26.6 Enforcement and Penalties

Any person, firm or corporation who violates any of the provisions of this Zoning Ordinance shall be deemed guilty of a municipal civil infraction and shall be punished by a fine(s) as provided for by ordinance. Each day that a violation continues to exist shall constitute a separate offense. [Article 9.7]

SECTION 7.26.7. Severability

Should any portion of this Zoning Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Zoning Ordinance shall not be affected.