

Held at 7:30 p.m. at the Waterville Township Hall on April 13, 2015

ROLL CALL:

Chairman Glenn A. Banas - Present
 Vice-Chairman Thomas R. Wardell - Present
 Member Keith A. Moosman - Present
 Member William J. Burkett - Present
 Member Rich Hertzfeld - Absent
 Property Standards Officer James E. Fischer - Absent
 Zoning Inspector Eric H. Gay - Present
 Fiscal Officer/Zoning Secretary Kay Ann Robertson - Present

GUESTS:

A. Leslie Disher, Waterville Township Trustee
 Karen M. Schneider, Waterville Township Trustee
 Eileen M. Sullivan, Waterville Township Appeals Board Member
 Tom Borck, Waterville Township Appeals Board Member
 Joe Beck, Waterville Township Appeals Board Member
 Ron Pittman, Waterville Township Appeals Board Member
 Dale Arnold, Ohio Farm Bureau Director of Energy, Utility and Local Government Policy

ROLL CALL:

Zoning Secretary Kay Ann Robertson called the roll and four of the five zoning commission members were present: Glenn A. Banas; Thomas R. Wardell; William J. Burkett; and, Keith A. Moosman. Rich Hertzfeld was absent.

MINUTES:

The minutes for the March 16, 2015 meeting had been prepared by the Zoning Secretary Kay Ann Robertson and sent to each zoning commission member prior to the meeting date:

Keith A. Moosman made a motion to dispense with the reading of the minutes for the March 16th meeting and to approve the minutes with no additions, deletions and/or corrections. Seconded by Thomas R. Wardell.

Motion Carried.

CORRESPONDENCE:

None.

SPECIAL PRESENTATION:

Dale Arnold, Ohio Farm Bureau Director of Energy, Utility and Local Government Policy was present to talk about the Nexis Pipeline proposed to be built in our township. The Nexis Pipeline is an interstate pipeline running east to west through Ohio and proposed to go through Waterville Township. Currently, there are two other major pipelines in the country. The one out of Louisiana services the eastern part of the country and the one out of Texas services the western part of the country. There has been interest by two other pipelines to also build in our area. The trend recently is building in corridors, so if one pipeline is built there are likely to be more. Southern Ohio has had a corridor for over thirty-five years but there was no interest for a northern corridor until now. Ohio is considered a storage state due to the depth of its sandstone stratum. The natural gas is injected into the sandstone stratum for storage. When you look at the path of an interstate pipeline, you need to see it as a highway.

When considering the where the pipeline should be built, they look at the economic need. The line needs to be 65% subscribed before the company would take the next step. The plan is to de-commission coal fields and with that there will be a need for an alternative energy source - natural gas. You will be seeing investments in natural gas fired turbines. Many communities will be asked what their energy needs will be into the future - projected at least thirty (30) years out. The future holds many more energy choices and we as a community will be very much more involved. We used to let big companies make energy choices for us, now we are making our own energy choices. Solar and wind are energy choices to help control energy costs. Residents are being asked to have battery back-up systems in place in case of an outage.

The Nexis Pipeline is still a "pencil" route until at least 65% of it is sold. All residents in the pipeline path should become involved in the discussions. The Federal Energy Regulatory Commission (FERC) has sent a notice of the opening of the scoping process that FERC will use to gather input from the public and interested agencies on the project. This input will help the FERC staff determine what issues need to be evaluated. The scoping period will end 5/22/15.

continued.....

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Continued:

The scoping meeting for our area will be held May 6, 2015 at 6:00 pm at the Swanton High School, 601 North Main Street, Swanton, Ohio. During that process, they will be evaluating the EIS (Environmental Impact Statement). In the EIS, they will discuss impacts that could occur as a result of the construction and operation of the planned projects under these general headings:

- geology and soils
- public safety
- socioeconomics
- water resources, fisheries & wetlands
- migratory birds and endangered and threatened species
- vegetation and wildlife
- cultural resources
- land use and cumulative impacts
- air quality and noise

The township is in a good position by starting now. Since the township is in the process of getting Noward Road resurfaced, there may be an opportunity there because with the plan to build a compression station on acreage off of Moosman Drive, Noward Road will be heavily used. Currently, Lucas County has not been a part of any pipeline discussions. Mr. Arnold did recommend the county engineer be contacted and either the township solicitor or the county prosecutor. The compression station will be one of three planned for Ohio. The other two are in very rural areas while ours will be built in a suburban neighborhood. There are not a lot of rules and regulations out there now. We are in unexplored territory.

It will be very important for the township to attend these scoping meetings to get our concerns on the record. We should hire good legal council. By expressing our concerns at the scoping meeting, the township will be considered "a party of first record." This is considered the best standing and would entitle the township to file a motion to intervene. The township's biggest issue will probably be noise with the compression station. Mr. Arnold listed a few local law firms who have the expertise to handle pipeline negotiations.

Chairman Glenn Banas thanked Mr. Arnold for the excellent presentation.

ZONING INSPECTOR'S REPORT:

1) Five (5) permits to date:

- a. Permit #2015-05 - Paul & Julie Kinney, 6111 Sweetgum Drive - Residence

2) Trustee Leslie Disher mentioned that Don Heilmann had asked him about the status of his farm signs. The Township Solicitor Dawn Sanderson has offered the following Ohio Attorney General's Opinion No.2009-041:

"Pursuant to O.R.C. 519.21 (A), officials of a township that has not adopted a limited home rule government under O.R.C. Chapter 504 may not regulate the location, height, bulk or size of a free-standing outdoor sign that is located on a lot greater than five acres and deemed to be a structure when the use of the sign relates directly and immediately to the use for agricultural purposes of the lot on which the sign is located."

We will suggest to Mr. Heilmann that he not go any larger on the signs than he already has and to place them no closer than the telephone poles.

ADJOURNMENT:

There being no further business to be brought before the zoning commission, **Thomas R. Wardell** made a motion to adjourn. Seconded by **Keith A. Moosman**.

Motion Carried.

Adjourned at 10:03 p.m.

Attest:

Kay Ann Robertson

Members:

Glenn Banas
Thomas R. Wardell
Keith A. Moosman