

**PLANNING COMMISSION
CITY OF WILLOUGHBY
REGULAR MEETING
APRIL 24, 2014
WORK SESSION MEETING
MINUTES**

PRESENT: C. Cox; G. Patt; G. Merhar, Chairman

ABSENT: R. Fiala; K. Kary

OTHERS: Mike Germano, Asst. Law Director; Jim Sayles, City Engr.; Janice Lipscomb, Econ. Devel. Mgr.; Darryl Keller, Chief Zoning & Bldg. Inspec.; Mike Kocab, Fire Marshall; Steve Norris, Ward 2 Councilman; Rob't Carr, Ward 4 Councilman; Jerry Ranally, Ward 5 Councilman, Rob't Harrold, Ward 6 Councilman; Jeff Black, Councilman-at-Large; High School Gov. students; Betty Nardelli, Sec'y

Planning Commission Chairman Gerald Merhar called the work session to order at 6:05 p.m.

ENERGY WEST RESOURCES
(Jeff Heidnik)

P.P.#27B-44-21,
22 & 23
Lost Nation Rd.

**Rezoning - bld
compressed natural
gas fuel station**
R-100 / MS-B dist.

Jeff Heidnik, operations manager of CNG/LNG Division, represented Energy West Resources for this work session. Mr. Heidnik said that his company would like to build a compressed natural gas fuel station with two to four pumps on this site; just a station, not a storage facility. Mr. Heidnik said that there is a high pressure gas line out front of this site on Lost Nation Rd. Mr. Heidnik said that the gas is stored in high pressure tubes. The pressure feeds the tubes into the pumps. Mr. Heidnik said that you drive up, fuel the vehicle and drive on. You are assigned a number to use on a return trip. The vehicle fuels as fast as a Speedway gasoline station. When finished fueling, the hose is put back on the pump and put on disconnect. You pay and you leave. Mr. Heidnik said that if this is your first time fueling you watch a pictorial screen which is on the face of the fuel pump and it walks you through the procedure. Mr. Heidnik said that you either watch the pictorial or enter in a number that signifies that you watched it prior this

**Planning Commission
City of Willoughby
Work Session minutes
April 24, 2014
Page 2**

visit. Mr. Heidnik said that there is a compressor and dryer on-site to ensure that the gas is dry. Mr. Heidnik presented photos of existing facilities.

There was a concern of the tanks leaking. Mr. Heidnik said that the gas is in high pressure carbon steel tanks that don't rupture easily. Mr. Heidnik said that they have infra red detectors for detecting fire and they also have methane detectors.

There was a question about why the tanks aren't buried. Fire Marshall Kocab responded by saying that whenever you bury the tanks and water rises, you have to saddle the tanks under-ground so that they don't pop out of the ground. Fire Marshall Kocab cited the fire code for CMG Conversion Storage for compression storage tanks which states that dispense equipment shall be located out-doors above ground or in a vault.

Darryl Keller said that he couldn't find anything existing where this facility is permitted. Mr. Keller said that most of these facilities are affiliated with fleets which are generally located in the industrial area. Mr. Heidnik said we could use the existing zoning and modify it. Mr. Keller said that it is up to the discretion of the Commission where they want to allow this use, possibly in Motor Service Business. If it is in Motor Service Business it would have to be by conditional use. Mr. Keller said that the procedure to follow for this proposal would be to rezone, consolidate the three parcels and then begin the process for a development plan.

Mr. Heidnik distributed a site plan with elevations. Mr. Keller said that the biggest problem is going to be the overhead power lines located there and that the parcels are in the floodway. Jim Sayles said that you can't put anything in the floodway. Anything in the floodway has to be protected from floods. The structure has to be built above ground, electrical stuff in particular. Greg Patt commented that if the floodway goes through the middle of the property than that's where the parking and driveway are. Mr. Sayles said that the parking lot is okay. That's not a structure.

**Planning Commission
City of Willoughby
Work Session minutes
April 24, 2014
Page 3**

Mr. Heidnik said that they will be utilizing a lot of property so they can move the structure around so there will be a gradual slope. Jim Sayles said that it cannot be a gradual slope. It has to be sloped vertically. Mr. Heidnik cited the storage facility at the adjoining property and asked Mr. Sayles if he considered that a vertical slope. Mr. Sayles said that property wasn't before him. Mr. Heidnik said that his proposed structure will be on the edge of it. Mr. Sayles said that the floodway goes right through the middle of the parcel so then the slope would have to start at the street and go up towards Lost Nation Rd. He would then be out in the street. Mr. Heidnik said that the storage facility next door is a similar scenario. Mr. Sayles said that the floodway was not on the storage facility's property. The floodway is on the outside of St. Clair Ave.

Mr. Heidnik said that the average consumer isn't ready yet for compressed natural gas fuel. It is mostly for large businesses and large groups. Mr. Heidnik said that they run on a large scale in Maine. Also a majority of the stations are in California and some are in Detroit.

Mr. Heidnik said that the cost of a compressor is about \$60,000.00 for three tubes but the greatest cost is for the dryer.

Chairman Merhar said the first step is to rezone. Then there is a need for some sort of conditional use. Chairman Merhar told Mr. Heidnik to make sure it is worth it and if it will work for him. Chairman Merhar told Mr. Heidnik that if he is rezoning that he should file formally.

Being no more discussion this meeting was closed.

No action was taken on this discussion.

There being no further business the work session closed at 7:00 p.m.

Gerald Merhar, Vice Chairman

Betty A. Nardelli, Secretary