

RAVENNA TOWNSHIP BOARD OF ZONING APPEALS

*JEFF GAYNOR, CHAIRMAN, REMY ARNESS
GARY LONG, JOANN McEWEN, AND CLAIRE MOORE*

Jeff Gaynor called the meeting of December 11, 2019 to order at 7:00 p.m.

R/C: Jeff Gaynor – here, Remy Arness - here, Gary Long, - here, Joann McEwen – here, Claire Moore – here, Carolyn Chambers, Zoning Secretary and Jim DiPaola, Zoning Inspector.

Jeff: Is there any old business? None

Jeff: New business Variance request 2019 BZA 09 for KD Ballentine Properties for bulk propane storage under section 506.02.A it is a permitted use and would be located on St. Rt. 14 and it gives the parcel number. Who is representing KD Ballentine properties? We have rules, if you want to be on the record you need to be seated here so you can be picked up and be sworn in. The Board is not happy when we get a lot of comments from the back and they don't go on the tape so they don't get recorded and they don't get in the minutes. Swears in Dean Ballentine 8526 Price Road Ravenna, Ohio

Jeff: Thank you and the nature of your request?

Dean: Is for a potential customer that wants a propane storage on St. Rt. 14

Jeff: What do you mean by potential customer?

Dean: If it is approved then he will put it there.

Jeff: Who are you in this then?

Dean: I'm the property owner.

Jeff: So you are not the one making the request of us?

Dean: No, that's John

Jeff: While you are here, do you have any objections to this tank being put on your property?

Dean: No,

Jeff: Anybody else have any questions?

Remy: Will this be a long term placement?

Dean: Yes

Remy: 5 or 10 years?

Dean: Actually, yes

Jeff: Anyone else at the moment?

Remy: Would any other materials be included in this contract? We are looking at Propane here, are there any other substance, oxygen, hydrogen any other gases?

Dean: Not that I'm aware of.

Jeff: Ok, thank you would you step forward please, you are the applicant? Swears in John Baker, 7848 West Garfield Road, Salem, Ohio

Jeff: The idea is to move this propane tank in this location?

John: I currently own Salem Equipment and we operate out of Salem, Ohio. We have a bulk storage tank down there that is 30 thousand gallons so business plan is to expand the business northward and in order to do that it is best to have a bulk storage in the territory that you are expanding to.

Jeff: How much bulk?

John: 18 thousand gallon

Jeff: Have I seen an 18 thousand gallon tank around here anywhere? Something I could compare it to?

John: No, but I have a picture on my phone if you want to see it. The one that we will actually place here.

Jeff: Yes, let's see that, so we would have a better idea of what it is going to look like.

Gary: What's the dimension of the tank?

John: Dimensions would be 41 feet long and 9 feet in diameter.

Remy: So about a tractor trailer?

John: Yes, it sits on steel high beam skids so in fact it is moveable it is less permanent than most tanks which is good if you need to move it. (Shows picture of the tank from his phone) 41 feet long the actual foot print will have an actual fence around it like this. It will be 50 by 16 and a half feet. Then we will paint it so it looks nice and clean.

Gary: It will be fenced?

John: Yes

Remy: How old is that tank?

John: It is a 1990

Remy: How often do they get inspected?

John: Typically when you install them you submit a site plan to the Fire Dept. so the local authority is with the codes. So the State doesn't really have a State Fire Marshall that over sees it in Ohio. That's up to the Fire Chief and the local Township.

Remy: So basically it's a welded tank?

John: Yeah, there is a big plate on it and they have what they call National Board members and anytime the tank is made the boiler and pressure vessel provide that to a Board member and they derive what they call... it's like a birth certificate, which, the Fire Dept. will have with the wall thickness, head thickness, number of outlets, size of outlets. What the material specification is so it meets all the codes.

Remy: Over time with age what's the material of the tank?

John: Steel.

Remy: How often do you physically inspect the tanks for safety?

John: Annually for sure and possibly more often, when a driver fills up they are always looking for anything like that. When you install it you follow the National Fire Protection 58 Code.

Captain Blubaugh has conversations around that so we are familiar and we are complete in line with that what the tank needs for safety. We also have a tank down in Manerva Ohio.

Claire: What is your safety record?

John: Good, we have no safety issues no safety instances reported anything like that.

Claire: Will this tank only be used to fill trucks or will you have customers with 100 gallons?

John: Just trucks, the way it will operate on the property is that we will have a truck come in unload, couple transport and it has about 9 thousand gallons so it will unload into the tank, we've got delivery trucks that can carry anywhere from 25 hundred to 3 thousand gallons of propane. But, they will come in and fill up and they will go out deliver to homes, rather than business's or farms.

Gary: Where is your delivery trucks going to be located?

John: Right now the plan is we will have one delivery truck parked on sight, but just one. We are starting out up here, we do have a number of customers up here. But depending on how many new customers we will get will depend on how we expand. Whether or not we keep them there or not is yet to be determined. This is more about getting a tank there so our trucks can actually fill up and do routes around Ravenna.

Gary: What will the delivery trucks and your delivery truck be sitting on unloading or transporting?

John: Gravel, just the gravel drive for a parking lot that's on the property.

Gary: Any plans to concrete?

John: No plans right now

Jeff: So this tank is refilled by a large semi-trailer size tank?

John: Yes,

Jeff: How much do they hold?

John: Around 9 thousand gallons is what they will deliver.

Jeff: They come by however often you need them. Do you have any idea of how that might be?

John: Just starting out here, maybe once every few weeks. We do have some customers in the area. As it grows it will be more frequent and then it is seasonal. More busy in the winter and

less busy in the summer. From six month spring to fall is not there certainly is not busy at all and then in the winter month, kind of Octoberish and through February, March is when the activity will happen.

Jeff: Is the propane that you are delivering used by any commercial setups, factories?

John: Not here in this territory, but in the Salem territory we do have customers that are businesses, foundries and things like that, but up here the only customers we have now is residential.

Gary: What's the distance from the tank? The entire perimeter, the distance from the tank to the fence?

John: That would be 10 feet

Gary: How high is that fence?

John: 8 feet chain link.

Gary: From the tank to the fence all the way around?

John: The perimeter of the tank is about 54 foot long.

Gary: I want to know how far away the tank is to the fence.

John: From side to side, the outside diameter of the tank to the fence would be about 7 feet. Then on the other side it would be about 17 feet, because we are including the requirement that the Fire Dept. had provide. They would like to the tank no closer than a 10 foot from one side and 7 foot on the other side. What you saw in the picture was about 7 feet from the outside diameter of the tank.

Gary: How about the ends?

John: The end of the tank, the one end that doesn't have the pump on it will probably be about 5 feet from the outside edge of the tank to the fence. The other end of the tank will be about 11 feet, 10 to 12 feet.

Gary: Will there be lights on this tank?

John: Not on the tank.

Gary: There is no lights at night?

John: Right now there is no lights. The only lighting that I'm away of is off of the building. We have talked about installing lighting for night time at some time in the future. We still have to run electric where the tank location is going to be.

Jeff: Ask John to mark on the map where the tank is going to be.

John. The tank has to be 50 feet from the building that is code requirement. We will be well within that.

Gary: What is your means of security for this thing?

John: The lock on the gate, which is typical and standard for the gate around it other than that it will be lighting and that is pretty much it.

Gary: Is this facility manned at any hour's day or night?

John: We have our drivers there, but other than that it won't be manned by us.

Remy: What is the schedule for like fill and delivery?

John: Not having many customers here it will probably be 3 to 5 weeks. As far as our truck, the company delivery truck, maybe one day a week. As the customer base grows the frequency would increase. But, other than that, not a whole lot.

Remy: So the 24/7, they could go out anytime, arrive at any time?

John: Our work hours are 8:00 to 4:00, it's unlikely we deliver after that .We don't want to work beyond that. Down in the Salem territory just because of the large customer base we have and that's only during an arctic blast. So I staff enough drivers and we say 8:00 to 4:00 is a time frame and then our scheduling, we manage efficiency pretty well.

Jeff: Anything else from the Board? Ok I will ask you to step back and remember you are under oath. Swears in James A. Jones. 18392 Helen Street, Alliance, Ohio.

James: I would like to comment that all the added features we are going to have are nomadic safety valves so the entire plant will be shut down remotely. A shut down box that will be a power kill will also be.... You actually have to have a key to activate the valve to get to the tank to get fuel out of it, so that way it is secure when we are not there

Remy: Do you have an alarm or anything, if somebody bypasses that box?

James: Not that I know of. Everything that will be at the tank will be explosion prove the tanks electrical, so that way it is sealed so there can't be a case if there is any release of fuel it can't be ignited, which is per the code. We were all set crash protection around the tank. I believe we discussed that when you were asking for it at work, we are going to provide that for you.

Claire: You said if there is a leak it will not be ignited

James: No, there will not be any electrical appliances there that can provide any ignition for the fuel. None what so ever.

Remy: But, somebody could bring their own?

James: They could bring their own, you can't reach static electivity or anything else for as far as what's sitting there. As far as the rest of it, the tanks could have new release valves, I remove those in Pennsylvania before we set it up. All the hoses have been inspected, I remove those and it will make it work in order.

Remy: How can you inspect the hoses?

James: I inspect it personally, I'm in charge of the service department over there for the company. I personally inspect them every couple of months and they are required to be replaced every five years regardless whether they are defective or not.

Remy: How old are your current hoses?

James: The ones that are on there, according to the paper work, they are 3 years old.

Gary: We will be filling only delivery trucks?

James: That will be cash and carry going on there currently. We don't have any plans to do any type soon. We do have a small customer base here, but it will just be route trucks coming through so we don't have to drive the 25 miles back to Salem to reload.

Gary: Your comment, you said anytime soon?

James: Well as the customer base grows, who knows, we may end up adding an office and anything else. Those facilities are available with this property with the building and everything else, those garages and everything else, you know down the road, if we get big enough in the area that we want to keep a permanent presence here, we probably would.

Gary: Then you would be storing small tanks?

James: No, we don't deliver small tanks. All that is kept in Salem so we can recondition the tanks and send them out. All the installation is done from there. We want to keep a friendly company face for the public to deal with.

Jeff: How close to the road would you say the tank is? It looks pretty close to the right of way on here.

James: The distance from the tank to the road would be 60 feet, 50 feet there's a fence line there to the edge of the road, not to the center. To the edge of the road would be a total of 50 feet plus we are going to have cement bollards per code that the Fire Dept. has provided us. 4 inch in diameter.

Remy: That's your crash protection?

James: Yes, and we'll have it on the four corners at a minimum and I'm trying to decide and if I want to put it all the way down the other side for some other barrier.

Gary: We are talking about the side now that is exposed to route 14?

James: Yes that will have cement bollards all the way down there.

Gary: And there will be in the ground?

James: Yes

Gary: How far down?

James: I think it is 3 feet, Captain Blubaugh gave me the code that we are to follow. Not less than 3 feet deep in a concrete footing and not less than a 15 inch diameter for block concrete. They stick out no less than 3 feet out of the ground, I think and then they are 4 feet apart.

Gary: I want to ask a question, but I don't know who to ask it to. I want to ask the crash codes. Will this prevent a tractor trailer at 40 miles an hour or 50 miles an hour will that barrier prevent them from coming through and hitting that tank?

James: I don't know, I can't answer that. All I know is there would be suplications that will be the NFPA 58 when they suggest any type of barrier, this is a pileup barrier. They suggest actually NFPA 58 those tanks that are set next to roadways, not to say that is a good idea, but they don't specify a distance from the roadways they let that up to the local authority. Captain Blubaugh and the Fire Dept. have identified the Ohio fire code and their requirements for crash protection is this so this is the recommended what we put between the road and the tank.

Jeff: You said 6 feet apart on the bollard?

James: 4. I did want on come back to the question on the building. We have no plans, I speak for the company, up here in Ravenna, at that location, could do small tank fills as a whole we don't want to hire a person to do that. Down the road if we do choose to do that, we may look for a more public accessible location, nothing against what James was describing or saying, we do fills down in Salem as well, but we have a separate dispenser, a small 1,000 gallon tank is more typical of when you set up the set like fill tanks and things like that. We most likely would set things up separately that is in a different location that is more accessible to the public. Although visible from route 14 maybe not the most customer friendly.

Jeff: You don't have a driveway out to 14 and probably will not get one?

James: No, the intent of growing the business that would be the plan and I would do it at this location.

Remy: There is an existing fence around the property already?

James: There is an existing fence it runs parallel to 14 as far as around the property there is not as far as I'm aware of.

Remy: So basically, your tank will be in a box inside the property?

James: What we will do, the tank will be closer to the existing fence, and we'll run 3 new sides of fencing. So we will use the existing fence as one side.

Remy: So that 6 foot chain link?

James: Yes, so when we box it in the tank will be set away from that side, but also we are trying to balance, being the property uses that to rent out truck tailors and other things that happen, we don't want the tank to take up the big part right in the middle of the parking area, so we are trying to be mindful of that.

Remy: The other semis on the property that are not your semis will ring around this tank?

James: The trailers park there and come and hook up and then they leave, it's pretty wide open space.

Remy: Are you talking about fire safety?

James: The tank will be detailed requirements for bulk propane storage tanks outline in NFPA 58 and for every propane retailer that has bulk storage, bobtail trucks, delivery truck, must follow this on a regular bases, delivery trucks, this is monitored very closely our supplier up here does all our supplies for our delivery trucks. He is like 2 miles away. Our installation will follow the latest codes, the latest version of these codes for safety and everything and will work closely with the Fire Dept. on that to make sure. We will set up a noon time for whoever wants to come out and look a run through it will be a training session. We will show them all the safety equipment, like here's what it does, here's the safety features on the tank and talk about situation, you know, like what if. How does propane react?

Gary: How long have you been in business?

James: I have been selling propane for about 5 years now.

Remy: Will all the equipment be to service the tanks, the fill and everything, will all that be attached to the tank or do you have a separate storage, if you need more than just the tank area?

James: No, the tank will be completely self-contained and all the equipment too for unload or load a truck will be with the tank inside that fencing area. The only thing that will be outside of it is the delivery truck and we may not even park it there, we are not sure yet.

Gary: Will that tank be sitting on a bed?

James: The tank will be sitting, it's got 18 inch high beams, it's a spit tank, they call it and it's welded to the tank that's how it is manufactured. It will be sitting on 3 sixteen and a half foot long cement high beams. They are the exact high beams that they are sitting on right now in

Pennsylvania when they were installed. The high beams are about 16 inches wide and about 16 and a half feet long and there will be 3 of them underneath the tank so the tank will rest upon that.

Gary: So, it's going to be exposed to the air?

James: It will be above the earth and raised up so there will be a gap so we can control the weeds and all that stuff around the tank. You don't want it close to the earth and you don't want vegetation growing up around it.

Jeff: What is the projected lifetime of a tank like that?

James: It could be indefinitely. The only thing are the parts on it that are rebuild able. If you keep it painted and service any of the valves that are on there. There are 1940 tanks that look brand new and they are still in operation.

Jeff: What's the gauge of the steel?

James: I don't know the gauge, but the thickness of the outside shell typically is .6 to .5 to .7 and .8

Jeff: Outside shell, those are the double wall takes?

James: No, single wall. These are fuel tanks

Gary: .7 to .8, you are talking about inches?

James: Yes and it meets code and all the data. Like I said all the specifications are the head thickness and the outer steel o the manufacturing certificate, the Fire Dept. will have a copy of it.

Jeff: Anybody ever take a pop shot at any of your tanks?

James: Not that we're aware of. They are pretty thick. This tank will weigh about 45 thousand pounds

Jeff: Empty?

James: Yes, empty

Jeff: Anything else from the Board? Anything from our Zoning Inspector?

Jim: This will be very similar to the one that exist up on Lake Rockwell road. It is all fenced in and has already been inspected by the fire dept.

Jeff: Ok, step back please. To whom would you like to address the question?

Gary: He just left the room

Jim: What would you like to know?

Gary: What we have heard about all the safety regulations and codes and everything. I would like to hear what the position is of the Township Fire Dept. if we have an accident? If it springs a leak, someone shoots a hole in it, whatever, lightening hits it and we have a fire. Do we have the capability to fight that fire?

Jeff: Swear in Jim DiPaola, Ravenna Township Zoning Inspector and former Fire Chief.

Gary: If we have a catastrophiic accident, whatever, somebody shoots a hole in it, lightening hits it, a truck hits it and we have a fire, not planned. Does the Ravenna Township Fire Dept. have capability of fighting that fire safely?

Jim: Yes, they do, through mutual aid agreements there is enough manpower in the county to handle that call, and there is a preset designation for how that equipment and manpower responds.

Gary: Since we have another site in the township and this being a new site, do we have any safety training in firefighting training for our Township fire people

Jim: Sure do

Gary: To handle propane?

Jim: Yep

Gary: If we have a tractor trailer coming down 14 and he loses control and he is traveling at 40 to 50 miles per hour and comes through that fence. Are those pillion's going to stop him from hitting that tank?

Jim: The terms that are in place are developed through similar like that. The Fire Dept. recommendation are all on the letter you received and what Chief and Captain Blubaugh have discussed with the business, there'll all development to a certain standard and that's what the installation standards go by. There's people that make all those decisions and those decisions are not haphazard decisions, they have been through a lot of testing through different agencies, so when that code is developed, it comes from a background of all international codes. So there is a

large standard that applies to everybody and that installation and recommendation comes from a standard that's out there

Gary: What's the Zoning Board's stand, and I could find anything in the resolution, about an installation like this being housed on a concrete pad and the pads where the trucks unload and load and drive to that tank.

Jim: That is all the Fire Dept. and the manufactures standards, we don't have anything in the Zoning Code because this is not something that is a listed use, that's why the gentleman is here, because it is not specially mentioned in the code.

Claire: What's the vegetation control? Are they just going to spray for weeds?

Jim: Yep, spray, chop whatever you can do. Does that answer your question on the standards of that?

Gary: Yes, sir

Jeff: Ok, thank you. Yes, come back up and remember you are still under oath please.

James: I know you mentioned concrete and I think you are seeing that because of the fuel which we stored for Dominoes that we put in a double wall fuels oil tank down there and they want you on concrete more for spill control than anything else with propane you're not going to spill. I think that's what the concrete pad for the truck to sit on when it is loading and unloading in some sort of containment unit.

Gary: I wasn't thinking about containment. I was thinking about condemnation of the earth and I know there is all the tractor trailers and trucks and cars and stuff are leak prove, they don't leak antifreeze, oil or gasoline and I'm concerned about that. You're telling me now there are no plans....

James: I didn't say there were no plans, I'm saying a lot of the codes when you put in fuel oil tank some of the new codes for diesel fuel or gasoline is they want a containment so in case a hose blows off or it doesn't leak into the ground.

Gary: Please, address the leakage from the vehicles that will be coming in there.

James: Well, that's anywhere that's all over the road the trucks on 14 leaks that you drive by every day.

Jeff: Who else would like to speak? Swears in Mike Leindecker, 6426 Gladys St. give me an indication of where on Gladys St you would be. (Mike points to where he lives)

Mike: They said something about you check your tanks. Is there anything like the County or the State do they check them like once a year? Like when I worked for the schools they came and checked the boilers once a year. Is there anything like that

James: Actually, the local Fire Marshall will setup his own schedule, how often he wants, but it is a minimum of once a year.

Mike: So it has to be setup through the Fire Dept.? It's not setup....

James: They have to have someone do it, it is done through the local Fire Chief, which is Chief Kozak. That is how Ohio does it. Each State is similar to that some will do it differently so the Fire Dept. will set an inspection.

Mike: You're telling me it will be inspected once a year from an outside source?

James: It will be inspected to whatever the schedule the Fire Dept. sets I'm not aware of the schedule that they set. We work with the Perry Township Fire Dept. and make sure they are comfortable with the codes and keeping up with the codes. As far as any other independence State that does that is not one.

Mike: So there isn't any?

James: The local Fire Dept.

Mike: How about if they don't want to set it up?

James: I will come down and do it....

Mike: I'm talking about....

Jim: The Fire Dept. is bound by law to inspect it once a year.

Mike: Oh, the law. My next question is, your hours are 8 to 4 and unless... when that tanker comes in to fill that tank up, does he come in at 1:00 in the morning, 2:00, 3:00, make a bunch of noise?

James: Not usually, the delivery's that we receive now, they are most likely in the evening, but they do not come in the evening. Typically they do not come in the middle of the night.

Mike: I live pretty close there.

James: If we have a delivery right now most of our delivery's in Salem come in the evening say anywhere from 4:00 to 9:00. Once in a while it might go longer, we have a terminal they pull propane on the side, which is not far away which is great. So getting up here and down there is pretty straight forward for our drivers. But, typically our delivery's come in the evening or the day time.

Mike: Now the 64 dollars question is. My house is here and the tank is there, how safe is my house if something would happen? If something would happen to that tank, what's the range of the danger zone around that tank?

Jim: With a tank the size of that evacuation is anywhere from $\frac{3}{4}$ to a mile if there is a problem. That is pretty much standard of any type of tanks.

Mike: If something would happen and say like, ok, the insurance company comes and says....

Jim: Insurance companies are insurance company, what they are going to look at is were all the codes followed that were applicable? So they will come and get Fire Dept. records, they're get the property owners records, but they are going to want to know.....

Mike: Who's liable, is what I'm saying?

Jim: Our concerns is we follow the code. Beyond that it is kind of God's graces. All we can do is follow the codes that was given to us and make sure that everything is ok and then.....

Mike: I understand all that, I'm not to hip on propane.

Jim: It is not more hazard than having a propane tank in your garage or having a can of gas in your garage. Someway gas is more dangerous. It comes down to are the safety standards observed? The Fire Dept. is working real close with these guys. I can tell you from my past experience, I'm happy with what is going on. They took a look at the other installation that is up there, they inspect that once a year. Those standards are being followed up there too, so there is consist in how things are handled.

Mike: Well, that gives you piece of mind. You understand my part?

Claire: The Fire Dept. is not going to do anything to endanger the community. They are going to make sure they do.....

Jim: Looking at this from a Zoning standpoint, where Mike lives to where the business is there is residential and there is industry. There is still bumper between the two and that's just the way it is and you have to kind of go with it. When we do things nowadays we try to create a buffer between the areas. When you have a lot of areas like this and zoning code may or may not been applied. The City of Ravenna has the same problem, so you go by the codes and try to get the best you can and try to work together.

Jeff: Anyone else? Swears in Brent Hoover, representing the Ravenna Masonic Temple Assoc. at 4785 Washington Ave.

Brent: A couple of questions we have. Number one question is we have a letter that says it is going to be a plot. Where is this located on St. Rt. 14?

Jeff: (Looking at the map) towards the northern end.

Brent: So it is right behind the factory?

Jim: The factory and the church

Brent: The question that I was sent to ask is a number of years ago, we had a similar type of situation up in Hudson, there was a propane storage place that blew up and the question is how does this effect, what liability is going to fall on the business verses all the neighboring properties? Like the insurance isn't going to affect everybody insurance every body's insurance price is going to go up, because they have a propane storage facility across the street.

Jeff: We aren't the insurance companies and don't have access to their information. That is something you need to look into starting whenever you get to it. There is an appeal period, if we ok this application, there is an appeal period and if you find something that is distasteful or sounds incorrect to you, you can appeal our decision.

Brent: I know it is going to cost according to our insurance, our insurance will go up, because there is a storage facility across the street. My question is what kind of liability is the business going to carry? Because if that tank blows up, you've got two churches, you've got our facility and a bunch of houses that based on the experiences of a number of years ago in Hudson, we're not going to exist anymore afterwards. They are going to be severely damaged and what kind of liability insurance are they going to carry, because that is all going to be on them and that's how the insurance companies says, of course the insurance companies have to fight themselves, but that's our concern, the safety factor. Again, I agree with who ever said that. I'm not sure a 4 inch concrete piece of pipe in the ground 3 feet is going to stop a semi, that heaven forbid it doesn't happen, would go off the road at 55 miles an hour, they come through there at a pretty good clip. The other question is, how are they getting in and out? Are they getting in and out on Washington and 14? They're going to go down Gladys St. are they getting on and off at 14 at Washington? There have been major accidents in that area all the time and how is that and something to look at also is how are you going to control that, you have a propane truck coming in and out of that. I mean we have cars that are creaming each other, not necessarily on a daily bases, but pretty much close out there. That is why I was hoping he was still here, because the fire dept. can address that more so, because they know how often they go out there. I know we have at least twice a month there is an accident where people are trying to either go across to Gladys or turn on to 14 on or off of 14 and how's that going to be? You have big trucks full of propane.

Claire: I'm not sure that more distance as if you have a home out there that was filled by propane and the truck was going there to fill the tank, not necessarily from your facility, but from any facility. You are going to run that risk no matter what.

Brent: You have, once a month someone will go to fill a propane tank verses multiply times a week. That's a concern, safety should be a concern of everybody, but I think that is something that needs to be looked at, because that is where the accidents going to happen, if it's going to happen with this facility it is going to be one of the trucks at that location that is pulling in and out of 14, because it is kind of blind spot to come in and out of a curve and you don't see anybody and boom.

Jeff: Ok thank you.

Gary: I would like to mention something, and I don't mean to scare anybody, but in 1969 or 1970, I don't know what year it was. There was a propane facility across the street from Lamps and Session in Kent, Ohio on Mogadore Road. I don't know if they ever determined what caused the explosion and the fire. I'm going to say that there were 50 gallon propane tanks going 200, 300 feet in the air. That facility was across the street on Mogadore Road are natural gas leaders and lines were going into the buildings. We wasn't dealing with 4 oz. gas that goes into your home, we were dealing with 25 pound mains for the heat treating facility. Thank God there was nobody hurt at Lamps and Sessions, but several people were burnt pretty badly in the propane facility. I hear all these safety regulations, we have a facility up on Lake Rockwell Road that, thank God, we haven't had any episodes this is a heavily populated area, whether it business or property owners. I have very negative thoughts about this facility.

Jeff: Swears in Kimberly Mick 6469 Peck Rd. (points to the map where she is)

Kim: Our property runs back behind the church.

Jeff: Thank you,

Kim: As a Mother and Grandmother, who gets to see the children play at the church all summer, all fall they are out there playing right next to where the facility would be, but if accidents right there on 14, there are children daycare centers right there along St Rt. 14. There are children and churches in that area. It is a residential, I understand there is commercial, but we have the authority to say that our families and children in our residential area are our primary concern over the tax money from that we would get for having a business there. We have the authority to say we don't want it there, because it is more of a family area were there's children, churches and there are people who have life's that we don't not want to have an accident or lose our homes, or lose children, because someone wants to put we already have one in this area. Now, when you

compare the safety there, St. Rt. 14 is not Lake Rockwell Road there is a much greater chance of something happening where they are purposing to put this. I'm not against their business I'm against the idea of where it's going. I personally feel that you are putting our families and our children at a huge risk in putting something like that into the area they are requesting. I want everyone on this committee to please keep in mind the families and the children that are in that area, because there are a lot and they're out there every day all year long. None of us know what would happen, none of us know that something will not happen. I do have faith in our fire company, but I don't believe we can just say they will do everything they can to follow the code, of course they will, I know they will, that doesn't mean they won't lose lives. That doesn't mean that children will lose lives, we will definitely lose our homes and besides having homes, we have a hobby farm there and so my garden, my animals, all the children are out there, you don't know what time it would happen. My husband rents a bulk tank terminal I know what can happen and I'm sure he's going to speak to that. Thank you

Jeff: Who else would like to speak? Come forward please. Swears in Frank Farquhar, 6435 Bryn Mawr.

Frank: Are there going to be any smaller tanks 1,000 that you would be installing? Would be installing in your business, stores?

John: There might be, Dean and I are working that out, there might be tanks that we stage that wouldn't have propane in them that would be delivered to homes.

Frank: These are used propane tanks with no residue in them?

John: Yes, refurbished. What we do is buy for new customers, new refurbished vales and they have been painted and we have those down in our lot in Salem and we will keep them there until...

Frank: So we are not going to see hundreds of propane tanks like up on Lake Rockwell? They used to have a lot of them up there. There is a possibility that you could have depending on the business you keep a half dozen on sight?

John: Dean does not want stacks of tanks on his property for other reasons so he can rent out for trailers and things like that. Other locations we can stage tanks if we need to if it grows. Right now the plan is to pull from Salem where we have our primary facility for staging tanks.

Frank: How many tanks in Salem do you have?

John: It varies, we can go anywhere from 10.....

Frank: I am talking the 30,000 gallon.

John: Oh, we had one

Frank: Just one?

John? Yeah, as a matter of fact we have one down at Salem and that actually backs up to a development as well.

Frank: How many people do you employ?

John: During busy season, winter probably 12 it may go down to 8 or 9.

Frank: The drivers for the 30,000 gallon tankers, who are the drivers?

John: I don't know them, they come from a propane supplier, so our propane supplier is Crestwood and from the top I think 3 propane providers.

Frank: Do they have any safety records:

John: I don't personally have it, but they haul many of the retailers, contract out for trucking delivery for it.

Frank: There will be multiple trucks filling up at 30,000 gallons, that's 90,000 possible and at least three will fill it.

John: Just so we are clear, the tank that we are purposing to put there is 18,000 gallons. There will only be one tanker truck there at a time.

James: It only hold 15,000 gallons at 80%

John: You can only fill them to 80%, the most gallons in a tank 15,000.

Frank: I would like to see you guys bring some sort of risk management. What's you've done in Salem as far as doing everything by the number? What's your safety record, how many hours? Your full time staff that has worked without an accident.

James: I have been in the industry since 1988, third generation industry and the whole time I've never had a plant accident, yet any accident that I've seen has never had any people lost. Now we have had tanks fail due to corrosion, but there is a process for that, there is a way to get it prepared and take it to a safe location and flare it off.

Frank: Have you ever been sighted by OSSA?

James: Never sir. The only loss we have had was in a hotel, hotel owner burnt himself other than that I have never had an accident.

Frank: Those buildings are wooden structures, those were all Umbaugh pole buildings, they were soaked in creosote all the wood they are still there.

John: Mine is lined with metal inside and out

Frank: Right but the structure is still there. They would burn incredibly fast and produce a whole lot of fumes from the creosote that they would pressure treat them before they got into the pressure treatment system and those are all very burnable. Surfaces going in there it could happen at any time. Any of that building would light that tank, say a steel truck comes down through there and takes out the building, catches fire and it's within 100 feet from your tank.

John: I think the tank has to be at least 150 feet from the building, probably more. It's a good distance.

Frank: Have you ever had EPA investigation? There was a machine that blew up out on 88 a few years ago and that was from a natural gas leak inside the building which was only 30,000 sq. ft. I don't think it was that big. That was a low pressure gas coming in the building to room temperature, they had no more pressure than the oz.'s of a hot water tank and that thing blew up. The sound of the blast echoed three times, I mean that blast people fell out of bed from those, I have friends that live catty corner from them and was pretty well shaken and that wasn't even 18,000 gallons, it was filled with natural gas and it ignited. It blew 400 yards, installation and paneling about 400 yards. There are at least 3 oil wells that are that close to your facility. I got one across the street and one is in the other church on 14 that you back up against and there is one down in Springtree. I don't how many underground pipe lines there are running through that area on 14, but I'm pretty sure there is some high pressure gas and most of them aren't even marked anymore. You don't find them until you hit them with a backhoe. They are on side by side, they find one form underneath that doesn't get found..

Jeff: Where are we headed with this?

Frank: EPA, I was concerned about that. Is anybody worried about how it is going to effect the area? You've got trucks coming in, you got diesel fuel, you got fuel coming out of the tank when they load and unload...

James: There is nothing in the atmosphere other than what's in the hose.

Frank: Well, it's a pretty good size hose isn't it?

James: It's got setup vales right in the terminal it come up to a 2 inch cap that is balled out that is directly behind that, the only hose that would be what comes from the truck which should be about 8 to 9 feet. So maybe 3 or 4 gallon lost and that is about it.

(Multiple people talking)

Frank: Every time they fill that tank, I can't go out in my backyard from the fumes from that truck. It's that strong, Truck drivers make mistakes.

Jeff: Thank you for your comments

Gary: That 4 gallon that you talk about that is left in boats, that's not gas.

James: Yes, it's a propane, propane vaporizes

Gary: So it's not in liquid?

James: It's in liquid form when it is transferred to the truck, but as soon as it's exposed to the air it vaporizes.

Gary: So you are telling me there is no liquid going to go on the earth?

James: No, sir it dissipates into the air.

John: That is one of the big differences in fuel, propane will dissipate into the air, it will not get dumped and soak into the ground and from an EPA standpoint, it is much cleaner from that standpoint. That's why you have the double wall in tanks and stuff.

Remy: How is the load and unload process, since there are neighbors and areas are concerned.

John: It you are talking about trucks being filled. 15 to 30 minutes might be the duration. The noise is a pump, which is relatively quiet. It is electric driven, so it's not diesel or anything like that.

Remy: It's like an average car engine, noisier?

John: No, about the same. Surprisingly quiet.

Remy: It runs 15 to 30 minutes?

John: Yes, depending on the gallons that are being put in the truck.

Remy: When the delivery truck has filled the truck, what noise there?

John: That would be the same pump, because they use the same pump to pull the propane out of the transport, so it's the same level.

Remy: How long to fill?

John: Probably, 45 minutes to an hour, maybe more.

Gary: How many times a week do you expect to receive?

John: Right now at the customer base up here, we might fill the tank once every six weeks. We just don't foresee upfront frequently filling the tank. We will say 4 to 6 weeks we might deliver a transport load to that tank or once every month or month and a half during the four months of winter. Then in summer it would be mostly maybe 2 months or 8 weeks until the customer base starts building then the frequency might grow from there.

Jeff: Does anyone else wish to speak at this time?

Remy: For the property owner, you already have trucks coming to and from this property, right they park there, they park their tractor trailer with them? Have any of those trucks had accidents? Could those be similar in size to the trucks that would be coming in?

John: No, no one that I have dealt with.

Remy: Nobody turning on to 14, accidents that way?

John: No and really with his trucks, some of his customer bases is the trailer park is coming off of Newton Falls Road so they don't even have to go out to 14, the transporter will probably come off 14.

Remy: How many trucks are coming and going to your property now?

John: Maybe 2 or 3 a day.

Jeff: Swears in David Mick 6469 peck Rd

David: Is there any kind of leak detection that is remotely detected from the tank?

John: No, we don't. None of the remote storage tanks have that that I'm aware of

Remy: It's not a requirement?

John: We have an automatic shut off. If there should ever be a pressure loss in the tank or anything, there is no automated...

James: The actual safety valves that we have on the tank will all be eternal, so the only leak that could be possible would be in the piping outside, I have seen tanks been hit with trains and it didn't fail, so I'm not too concerned about that with this once because of the way it is setup on the mobile skid. If it would be impacted by something else, it would actually move by not being permanently mounted. Using propane there is no EPA regular. If you have it released, you must notify them if it's over 1500 gallons is the code. But if there is a release of that size the fire dept. would be involved, regardless. When nobody is at the sight, the internal valves are closed, which is required, when no one is there. The piping on that transit, I think between the pump and the actual stand is about 8 feet that is about all the piping that is on that setup. Because the setup is a portable unit. So it is all together and the pump is about 2 feet from the tank and that pump comes right the stand to load on the truck.

Jeff: Ok, thank you. The Board needs to take a short recess. Back in session. We would like to call Zoning Inspector to the chair once more.

Remy: Does the Zoning Inspector have any oppositions to this propane being stored in this area and running the operation?

Jim: No

Remy: As former Fire Chief Representative, do you have any safety concerns as NSPA 58 and the space requirements and everything?

Jim: It is acceptable to the Fire Dept.

Remy: So there will be enough room to get trucks in there for the turn around, I'm guessing you wouldn't use water on this.

Jim: Sure

Gary: When we speak about the Fire Dept. are we talking about the whole department? Let's say the fire people, engines, firefighting equipment and everything is ok. Are we ok with EMS standpoint also?

Jim: Sure

Gary: How many ambulances do we have?

Jim: We have two ambulances

Gary: We have two

Jim: If there is a catastrophic incident, the fire department in Portage County have what they call a mass casualty plan, where all they have to do is tell dispatch to activate this part of mass casualty plan and they dispatch what is needed.

Gary: How many

Jim: You are probably going to have in Portage County about 40 ambulances. We use the same set up when they had the tornado in Newton Falls and we dispatched three sources to that. It was already pre-determined processing for dispatching that and each fire department has a copy of that standard and that's what they follow.

Jeff: Ok, thank you. Any adults have any comments or questions? The chair will entertain a motion pertaining to this application then.

Remy: I move that we accept the case of 2019 BZA 09 for Salem Propane with the following stipulations: Maintain the 8:00 to 4:00 business hours, no expand the business model, no fill the residential storage tanks on the property just the cleaned and prepped and empty tanks and we're going to limit no more than 10 at a time. Limit the size of the tank that you are moving to the property to 18,000 as your proposal is, if you would need to come before us if you were to increase that fill tank. Meet the NFPA code as provided by the Fire Dept. for the guard post, steel etc. as said earlier and also the extra 10 feet away from the fence currently located on the property, at least 60 feet away from the right-away, with the additional stipulation that if St. Rt. 14 does get expanded that you move along with that movement, always a minimum of 60 feet away from the right-away. Add the Mercaptan to the propane so we will know if there is a leak, and we would like you to explore the remote detection, because this will be an unmonitored sight and just for general safety and 150 feet plus another 70 feet from the existing buildings. Explore lighting for safety and a fence around with a lock so nobody can access the tank.

Claire: I second it

R/C: Claire Moore – yes, Joann McEwen – yes, Gary Long – no, Remy Arness – yes and Jeff Gaynor – yes.

Jeff: Your request has been granted, there is an appeal period in which interested parties can file an appeal. Any actions you take at this time are at your own risk. The public part of the meeting is over you may stay or go as you wish. Next on the agenda is to vote on the minutes from the previous meeting. Do I hear a motion to accept the minutes?

Joann: I so move

Gary: Second

R/C: Remy Arness – yes, Jeff Gaynor – yes, Joann McEwen – yes, Gary Long – yes, and Claire Moore – yes. Minutes approved.

Jeff: We need to journalize do I hear a motion?

Claire: So move

Remy: I second

R/C: Joann McEwen – yes, Claire Moore – yes, Remy Arness – yes, Gary Long – abstain, and Jeff Gaynor – yes

Jeff: Jim did you want to say something about the Cost-U-Less Storage?

Jim: Yes, discussion on Cost-U-Less Storage.

Claire: What is happening with the guy down here with the garage?

Jim: The garage is gone, the guy was evicted from the house and the owner of the property took all that was inside and threw it in the front yard and let it sit there. So, now I have to go back and site the guy all over again, so now he's got everything out of the house.

Jeff: The place on Morgan had 11 cars on it the last time I drove by. I did not have time to check all the license plates.

Captain Blubaugh: Sorry to interrupt, did you have any questions while I was gone? My personal opinion is that is an ideal spot for him as well as for the community. There is very little residential there.

Jeff: There was a concern about the trucks going down Washington and on to 14.

Claire: We just wanted to make sure the Fire Dept. didn't have any concerns with it.

Captain Blubaugh: When it first came up, we went out to look at it with the property owner. They are required to be checked annually. The Road, the tank itself, I'm not, if it looks unsafe, I will say something obviously.

Jeff: He said the tank it is between .6 and .7 inches of steel. We were wondering what minimum caliber would be to poke a hole in that.

Captain Blubaugh: I would have to look that up in the Fire Code.

Jim: I would imagine the manufacturers would have tested. When it comes to plate steel there is a lot of test.

Captain Blubaugh: He's not asking for anything more than Acorn has on Lake Rockwell.

Jeff: The guy that was here representing the Masonic Lodge said their insurance is going to go up

Captain Blubaugh: Their insurance was going to go up?

Remy: That is why he was here.

Gary: That is a fact. Lampson Sessions in 1970 took about a 15% increase in their insurance.

Captain Blubaugh: I was not aware of that.

Discussion of insurance and with Captain Blubaugh on Fire Codes and what was discussed.

Remy: I move we adjourn.

Meeting adjourned at 8:55 p.m.

Respectfully Submitted

Carolyn Chambers
Ravenna Township
Zoning Secretary

Copies to: File
Trustees (Coia, Artz, Gibson)
Zoning Inspector (DiPaola)
Board of Zoning Appeals (5)
Applicant(s)