



Plan Commission Meeting Minutes

June 28, 2016

3930 N. Murray Ave Village of Shorewood, WI 53211

1. Call to order.

The meeting was called to order at 6:37 p.m.

2. Roll call.

Members present: Chairman/Village President Guy Johnson
Tr. Mike Maher
Leah Blankenship
Eric Couto
Chris Gallagher
Barbara Kiely Miller
Kari Smith

Members not present: Tim Hansmann
Nate Piotrowski

3. Approval of April 26, 2016 meeting minutes.

Mr. Maher moved to approve the minutes, seconded by Mr. Gallagher. Vote to approve 7-0.

4. Statement of Public Notice.

Planning Director Ericka Lang noted that the meeting was published and posted according to state statutes and local regulations.

5. Consideration of conditional use application for installation of solar panels at residential property 2504 E. Newton Ave.

Village Attorney Nathan Bayer provided background to the current zoning code for solar panels.

Ms. Lang stated that on June 2, 2016 the village received a conditional use application for installation of solar panels at residential property 2504 E. Newton Ave. The owner is Paul Zovic and the applicant is Arch Electric Inc.

Panel description: the application is for 10 solar modules mounted in two locations on the roof of the house: at the front of the and the back.

Per zoning code section 535-30D, installation and use of solar energy systems are a conditional use in all districts and that the plan commission shall review the proposed system and may only restrict if one of the following conditions is satisfied: [1] Serves to preserve or protect the public health or safety. [2] Does not significantly increase the cost of the system or significantly decrease its efficiency. [3] Allows for an alternative system of comparable cost and efficiency.

Mike Cornell from Arch Electric was present who is overseeing the City of Milwaukee/Village of Shorewood solar group buy. The group buy goal is 150 KW. This application is 3.3 KW. The applicant is ordering the standard grey panels, 40" x 70" x 2.5" D. The panel is laid on racking 4.5 inches off the roof deck. There will be panels at the front of the roof and a section at the rear and those would be tilted at a 30-degree angle because the rear section is flat.

Mr. Gallagher asked if there's another way to gain energy efficiency without increasing costs if move the front panels to a different location. Mr. Cornell said maximum efficiency for panels must face south. The applicant's residence faces south.

Mr. Couto believes the panels will be seen from the street, at pedestrian level. Ms. Kiely Miller did not think they would be.

Ms. Smith questioned if there's a tradeoff of aesthetic attractiveness and environmental attractiveness.

Members discussed placing front panels on the rear detached garage. If on garage, then would have to trench from the house meter, increasing cost by 60%.

Chairman Johnson opened the meeting to public comment. No comments received.

Mr. Maher moved to approve the conditional use application for solar panels on the dwelling roof at residential property 2504 E. Newton Ave after the plan commission reviewed the application against zoning section 535-30D, seconded by Mr. Couto. Vote to approve 7-0.

Attorney Bayer reminded members that once solar panels are installed that an easement is essentially created for access to the sunlight.

6. Schedule next meeting.

The next meeting is July 26, 2016.

7. Adjournment.

Mr. Maher moved to adjourn the meeting at 7:27 p.m., seconded by Ms. Kiely Miller. Vote 7-0.

Recorded by,

A handwritten signature in cursive script that reads "Ericka Lang". The signature is written in black ink and is positioned above the typed name of the Planning Director.

Planning Director Ericka Lang