

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:00 p.m. by Chairman Susanke.

II. ROLL CALL:

Present were Chairman Rogers Susanke, Commissioners John Seaton, Brian Slovacek, Rick Magsamen, and Jim Kotleba.

Commissioner Bob Martin arrived at 7:16 pm and Commissioner Rick Gilmore arrived at 7:23 p.m.

Also in attendance were Community Development Director Tim Scott and Village Trustee Tom Price. There was no audience.

III. PLEDGE OF ALLEGIANCE:

Chairman Susanke led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Seaton to approve the agenda as presented. Upon roll call, the motion was approved.

AYES: Commissioners Seaton, Slovacek, Magsamen, Kotleba and Chairman Susanke

NAYS: None

ABSENT: Commissioners Martin and Gilmore

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Slovacek to approve the minutes of July 22, 2019. Upon roll call, motion was approved.

AYES: Commissioners Seaton, Slovacek, Magsamen, Kotleba and Chairman Susanke

NAYS: None

ABSENT: Commissioners Martin and Gilmore

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. OLD BUSINESS:

A. Public Hearing - Continuation of Public hearing of Petition 19-04 - Consideration of a Text Amendment Related to Solar Energy

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to open the Continuation of Public Hearing Petition 19-04. Upon roll call, motion was approved.

AYES: Commissioners Seaton, Slovacek, Magsamen, Kotleba and Chairman Susanke

NAYS: None

ABSENT: Commissioners Martin and Gilmore

The Public Hearing opened at 7:06 p.m.

Chairman Susanke said the attached draft of solar regulations has been prepared based on staff research and the discussions and deliberations of the Planning and Zoning Commission at its meetings on July 22nd and May 20th. He said the regulations were drafted balancing the need to provide access to solar energy; comply with standards that ensure safe installations; and, maintain neighborhood character to the degree possible/practical.

Director Scott reiterated that in addition to the draft regulations, he has provided several solar permit submittals that have been received by his department along with illustrations of the solar energy systems as presented and as potentially altered by the draft regulations which are shown side by side to facilitate discussion.

Discussion took place on: what to do if a homeowner doesn't want solar energy anymore or decides to move (Section B2 of Permit Requirements and Performance Standards addresses this in Decommissioning and Restoration); life expectancy of panels (approximately 20 years); composition of solar cells (glass panels); if panels are subject to damage (hail damage); and, how to enforce if solar cells are damaged (Code Enforcement and ability to lien the property).

Discussion also took place on the proposed text amendment, with Director Scott noting that the Village Attorney will review the language of the text amendment prior to its consideration by the Village Board.

Further discussion took place on: the illustrations provided including visibility from the street; Fire Department's input (prefer to have a 3' perimeter on roof for firefighting); what happens with ice or snow runoff; ensconcing conduit; if solar panels are leased and if the lease is transferable; maximum coverage on the roof; and, potential return on investment (ROI) for homeowners and length of time before homeowners see savings.

Additional discussion turned to: orientation to the rear lot line or interior side lot line(s) not facing a street in order to minimize visibility from the front of the house or a street or adjacent properties and the solar energy system not occupying more than fifty percent (50%) of the roof surface facing a street or up to 100% if comprised of solar shingles. Commissioners agreed that the allotments were reasonable.

Commissioners asked about the potential effect on the Historical District in West Dundee and what areas it includes (includes all of Old Town, not the Highlands area) and the role ARC would have (ARC would review any submittals in the Historical District).

Commissioners commented favorably on the tree section which states that the location of a solar energy system shall not require extensive pruning or removal of trees to the degree practical, the desire to see conduit blend with the building, and solar collectors combined into an array and centered on a roof plane.

With no further comment from the Commissioners or the Public, a motion to close the Public Hearing was made.

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Magsamen to close the Public Hearing. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: None

The Public Hearing closed at 8:04 p.m.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Magsamen to Recommend to the Village President and Board of Trustees a Text Amendment Related to Solar Energy Systems as Discussed at the July 31, 2019 Planning & Zoning Commission Meeting. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

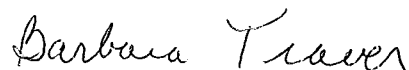
NAYS: None

IX. ADJOURNMENT

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Martin to adjourn the Planning & Zoning Commission Meeting. Motion was approved by unanimous voice vote.

The Planning & Zoning Commission adjourned at 8:06 p.m.

Respectfully submitted,



Barbara Traver
Village Clerk