

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, July 26, 2023, at 3:30 p.m. with Vice-Chairman N. Lawrence Wolke presiding. ATTENDING: Members – Oda, Ehrlich, Westmeyer, Wolke, Emerick and Titterington; Development Staff – Eidemiller, Long and Bruner; Development Director – Tim Davis

APPROVAL OF MINUTES: Upon motion of Mrs. Ehrlich, seconded by Mr. Westmeyer, the minutes of the July 12, 2023 meeting were approved by unanimous voice vote.

SOLAR PANEL INSTILLATION, 1551 CREEKWOOD DRIVE; OWNER – PATRICIA SMITH; APPLICANT – SOLAR PANEL AND LIGHT. Staff reported: the application is for the installation of solar panels facing the public right-of-way; the solar panels were installed without a Zoning Permit; proposed solar panels would be located in three separate roof lines on the structure; one set of panels front Creekwood Drive and is the reason for the Planning Commission review as described in Section 1151.14 (f)(2); that Section stated: “Roof mounted systems shall be located so not to be visible from the public right of way fronting the property except as otherwise approved by Planning Commission”; at the June 28, 2023 meeting of the Commission, the Planning Commission recommended a Zoning Code amendment related solar panels that would provide for certain criteria; as that recommendation has not been approved by Council at this time, the recommendation only serves as guidelines for the Commission; when using the recommended changes as guidelines, the proposed solar panels do not meet item E., F. and H.; it would appear that the application can be altered to meet the guidelines by removing two sections of solar panels; Chapter 13, Visioning, of the current Comprehensive Plan under the heading of Neighborhoods and Housing goal #7 states the following: “the city shall encourage new construction and renovation to take advantage of the “green movement” to support energy efficiency and renewable energy uses. These alternative energy sources can be implemented during new construction phases, in-fill projects, as well as, home renovation projects.”; while the City supports the use of solar panels, the panels installed on the south facing roof along Creekwood are not rectangular and wiring is visible from the right-of-way; and staff recommends denial for the installation of roof mounted solar panels, based on the solar panels not meeting the recommended guidelines (items E., F. and H.) as outlined in the June 28, 2023 Planning Commission meeting. Items E., F. and H. read as follows:

- “E. All building-mounted solar energy systems shall be installed in a manner so they have a rectangular configuration.
- F. Wiring and other appurtenances associated with roof-mounted solar energy systems shall be installed in a manner not visible from the right-of-way.
- H. Solar energy systems shall be located in a manner that provides a three (3) foot wide clear access pathway from the eave to the ridge for each roof where panels are located.”

DISCUSSION: Mayor Oda asked why a permit was not requested. A representative of Solar Panel and Light stated a staff member called the City and was advised a permit was not needed for a roof mounted solar panel in Troy, but the company could not identify the date called or to whom they spoke; the representative stated this is the first job the company has had in Troy and their practice is to check with the governing entity; and the company’s process has now been updated for Troy. Rick Boyd, for the company, stated that they had a revised plan to submit that would square off the panel area (to which staff objected) and any wiring/cords would not be visible. A copy of the revised plan was given to staff and the Commission. Mr. Smith, the property owner, stated that the revised plan does impact the energy they are able to capture. Mrs. Smith stated she has a form signed by neighbors stating that the neighbors do not object to the installation; their immediate neighbors were in attendance to support the application; and she does not believe that the person who contacted the City to complain about the installation can even see the panels from their home.

Staff looked at the revised submittal and stated that, based on that submittal (which squares off the panel area and hides the wiring), staff revises the recommendation to now support the application. In response to Mr. Wolke, Mr. Eidemiller stated that staff had sufficient time to adequately review the revised submittal.

A motion was made by Mr. Titterington, seconded by Mr. Westmeyer, that the Troy Planning Commission approves the application for solar panel installation at 1551 Creekwood Drive, based on the revised application submitted at the July 26, 2023 Planning Commission meeting, which staff indicated would receive a positive recommendation.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:46 p.m. upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich,, and approved by unanimous voice vote.

Respectfully submitted,

_____Chairman

_____Secretary