

MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD AUGUST 16, 2022

Mr. Van Stone called the meeting to order at 5:30 p.m. Present were Mayor Brown, Ms. Reed and Mr. Rich. Ms. Geldbaugh arrived at 6:00 after the variance request vote. Mr. Rod Holloway was in attendance as the Village Building Zoning Officer.

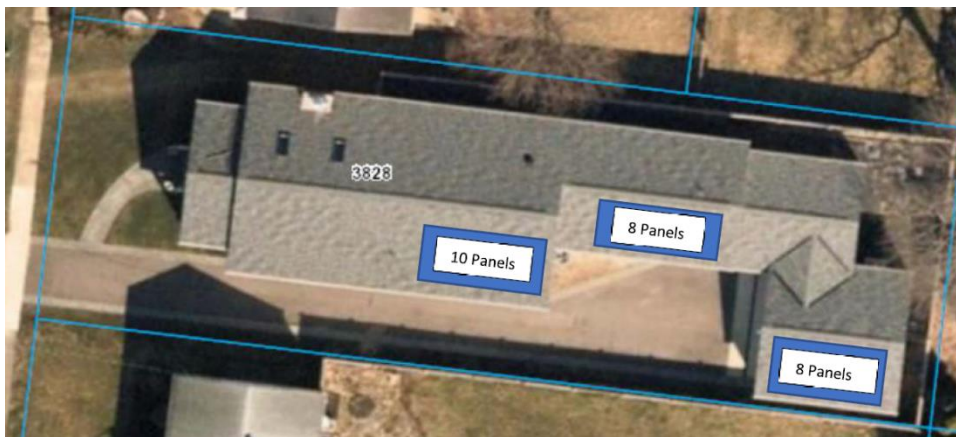
Mr. Rich moved, seconded by Ms. Reed to accept the minutes as written for April 19, 2022. On roll call; four ayes, no nays.

A variance request was made by Charles and Tara Hatch, 3828 Petoskey Avenue to allow installation of solar panels on their residence. A variance is required due to both the location of the panels on a non-rear yard facing roof section(s) as well as panels being less than 24” from the roof edge.

Findings from the Building Department as Follows:

§151.119 - Design and performance standards

(a) (7) *Roof-mounted.* Roof-mounted solar energy systems shall be permitted in all zoning districts provided the roof-mounted solar system subject to all other requirements of zoning and building regulations, and all applicable local and state fire and building codes. Pitched roof-mounted arrays shall be parallel to the roof. The distance between the roof and the uppermost portion of the solar panels shall not exceed eighteen (18) inches. Pitched-roof-mounted solar systems shall not be located within twenty-four inches of the edge of the roof. Roof-mounted panels on a flat roof shall not project vertically more than five feet from the surface of the roof and shall be buffered as prescribed by Village Ordinance. At no time should any portion of a panel extend beyond the highest point of the respective roof line section, regardless of roof type in a residential area. Roof mounted panels can only be located on rear yard facing roof sections. Panels are not permitted on slate, stone, or clay tile roofing.



All other aspects of the proposed system are in compliance with the new Village Solar Ordinance.

Mr. Hatch provided members of the Planning Commission with a power point presentation which he highlighted. The project includes installation of 26 solar panels which also includes a kill switch within 2’ of the Duke meter and meets all ordinance requirements with two variance requests: (1) Set-backs on the roof and (2) location. The desire is to reduce viability to the neighbors. Using the Mariemont set-back on the garage

roof will only permit 6 panels on that roof. These panels will need to be located to the main roof going from 10 panels to 12 panels. The presentation showed what the visibility will look like viewing from the front, neighbor's front and rear yard.

Ms. Jody Blair, 3826 Petoskey Avenue asked if there are any health risks. Mr. Marc Carucci, Icon Solar Power, said that solar panels are made to absorb so nothing is coming back off of the panels. They provide no health concerns or hazardous materials. It is made of silicon glass and copper with a trace of lead, but the level is extremely low. They have a 30-year warranty. He showed her actual photos to give her a better understanding of what they will look like once installed.

Mr. Rich applauded Mr. Hatch. Most applicants want to do something cheaper than the code requires or larger than the code allows. He feels the applicant is doing this out of respect for the Village and he appreciates utilizing re-useable energy sources. He had brief conversations with Mr. Holloway regarding the reason for the variances. Where the variance is being requested on the set-back is on the garage which is not an occupied space. His understanding for the set-back is usually on the top of the roof not on the bottom. IBC code references 18" which is not unreasonable because in most cases it is what's required. On narrow lots in Mariemont there should be accommodation for both the solar orientation and the use of renewable energy sources on properties.

Mr. Van Stone complimented the applicant for doing everything he could do to move the panels away from the street to minimize visibility.

Mr. Rich moved, seconded by Mr. Brown to grant the variance based on Code Section 151.024(3)(b)(2)(c)(d)(e)(f). On roll call; four ayes, no nays.

Mr. Van Stone said the Planning Commission needs to nominate a member to the CRA (Community Reinvestment Area) Council. The Mayor nominated Bob Van Stone and Chad Osgood while Council nominated Charlie Thomas and Charles Martinez. Once the Planning Commission nominates a member, the five will then collectively nominate the other two members.

Ms. Reed nominated Christina (Tina) Getter, 6617 Mariemont Avenue.

Ms. Getter distributed her resume to members of the Planning Commission. She has 30 years of extensive experience in the Commercial Real Estate and Economic Development field. She has some past work experience with community reinvestment areas and she would be interested in serving on the CRA Council.

Ms. Reed moved, seconded by Mr. Rich to nominate Ms. Getter.

Mr. Van Stone nominated Mr. Eric Wellinghoff who lives on Murray Avenue. Mr. Wellinghoff has some experience with the CRA process, rules and regulations. He is also a member of the Murray Bike Path Committee.

Mr. Van Stone moved, seconded by Ms. Geldbaugh to nominate Mr. Wellinghoff.

Ms. Reed said it would be nice to have a woman on the board. It was also discussed that there are two more vacancies on the board which will need to be filled.

On roll call; 4 ayes for Ms. Getter (Mayor Brown, Ms. Geldbaugh, Ms. Reed and Mr. Rich), one aye for Mr. Wellinghoff (Mr. Van Stone).

The meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Ms. Shelly Reed, Secretary