

APPROVED 05/12/2022

**REGULAR MEETING
BOARD OF ZONING APPEALS
MINUTES**

MARCH 10, 2022

THE REGULAR MEETING OF THE RICHMOND BOARD OF ZONING APPEALS WAS CALLED TO ORDER AT 7:00 P.M., ON THURSDAY, MARCH 10, 2022, BY CHAIRMAN MISTERAVICH.

ROLL CALL

Present: Caperton, Garber, Kaminski, Schade, Misteravich

Absent: None

Others: City Manager Moore, City Clerk Stagl

Visitors: Frank, McClellan, Weinert, Zink, Moore

APPROVAL OF MINUTES

Motion by **Kaminski**, seconded by **Schade**, to approve the minutes of the January 13, 2022, regular meeting as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

City Council Meeting of January 3, 2022
Quarterly Roundtable Meeting Minutes of January 17, 2022
City Council Meeting of January 17, 2022
Special Meeting Minutes of January 24, 2022
City Council Meeting of February 7, 2022

Motion by **Kaminski**, seconded by **Schade**, to receive and file the correspondence as presented.

All yeas

Motion passes

ADOPTION OF AGENDA

Motion by **Kaminski**, seconded by **Caperton**, to approve the agenda as presented.

All yeas

Motion passes

PUBLIC HEARING

A-1. VAR-02-2022 – Jeanne Robinson/Variance Request from Section 7.04, to allow a rooftop solar panel

Motion by **Caperton**, seconded by **Kaminski**, to open the public hearing at 7:02 pm.

All yeas

Motion passes

City Planner Jeschke informed the Board that the applicant was requesting a variance to allow the installation of an approximately 360 square foot solar array which will be placed on the rooftop on south and west sides.

Zink – Questioned if the proposed solar panels will meet the new ordinance guidelines being proposed by the Planning Commission. City Planner Jeshke informed the Board that the proposed solar panels would meet ordinance requirements.

Motion by **Kaminski**, seconded by **Caperton**, to closed the public hearing at 7:05 pm.

All yeas

Motion passes

ITEMS FOR CONSIDERATION

B-1. VAR-02-2022 – Jeanne Robinson/Variance Request from Section 7.04, to allow a rooftop solar panel

Motion by **Misteravich**, seconded by **Schade**, to open the item up for discussion.

No verbal or written comments were received.

All yeas

Motion passes

Motion by **Kaminski**, seconded by **Caperton**, to approve the requested variance from Section 7.04 (Solar Collectors and Similar Facilities) to allow a rooftop solar panel array that is larger than the size limit of 32 square feet on property located at 67900 Howard Street (APN: 50-07-06-01-308-041), based on the findings of facts as listed.

1. The strict compliance with the code requirements will create an unnecessary burden on the property owners in that the size limitation of solar panels in the ordinance is not sufficient to provide any realistic benefit. The property owner will not be able to reduce their power bills or provide security of power service during

APPROVED 05/12/2022

extended power outages.

2. The variance will do justice in that the size limitation on building mounted solar panel arrays is very small and really has no documents reason as to why 32 square feet is the limited. Based on research of their solar ordinances, none of them include a size limitation.
3. The property is not peculiar in shape or unique in any way. However, the roof area of the home is more than large enough to accommodate the proposed solar array.
4. The need for the variance is not self-created. The Zoning Ordinance was based on a size limitation that seemed to make sense at the time, but is no longer sufficient or practical.
5. The approval of the variance will not cause an adverse impact on the adjacent properties. The Solar panels are black and non-reflective and will be on the roof of the home.
6. The practical difficulty threshold has been met. The applicant is proposing an environmentally friendly energy source to provide security in power service as storms have become more severe.

All yeas

Motion passes

MISCELLANEOUS MATTERS FROM THE CITY STAFF

None.

CHAIRMAN AND COMMISSION MEMBERS

None.

ADJOURNMENT

Motion by **Schade**, supported by **Caperton**, to adjourn the Board of Zoning Appeals Regular Meeting at 7:11 p.m.

All yeas

Motion passes

Respectfully submitted:
Karen M. Stagl
City Clerk