

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
August 27th, 2014

Chairman Tom Muellner called the meeting of the Planning Commission to order at 7:02 p.m. Commission members present included Harlan Hebbe, Jim Hampton, Christine Nykiel and Tom Steele. Also present were Zoning Administrator Dan Dziadosz and Assistant Zoning Administrator Jeff Kussow. Laura McGucken was excused and Kevin Mataczynski was absent.

MINUTES:

Motion by Tom Steele to approve the August 13th, 2014 regular planning commission meeting minutes. Seconded by Jim Hampton. Motion carried 5-0.

PUBLIC HEARINGS:

- a) *Richard Dreher requesting Conditional Use approval to allow for roof-mounted solar panels as a detached energy system on the property addressed 5102 Blazing Star Street; per RMMC Sec. 17.056(8)(x) – Detached Energy Systems; Premises legally described as South Mountainside Estates Lot 23; Parcel # 34.820.000.023.00.00; PC Docket # 2014-21*

Richard Dreher commented that he does not agree with the classification of this system as being a “detached energy system” since it will be attached to the roof.

Jeff Kussow explained the proposal for a roof mounted solar system. He stated that the size of the entire system is 281 square feet. He explained the Town municipal code restrictions/requirements regarding detached energy systems. He also explained the Wisconsin State Statute 66.0401 which limits the amount/extent of restrictions a municipality can impose on solar or wind energy. He stated that staff recommendation is to approve, subject to public input.

Christine Nykiel questioned if there are pictures of the proposed solar panels. Mr. Dreher provided pictures for the commission and audience to view and explained how the solar panels will look. Roy Notteson (5103 Blazing Star St) explained that his concern was that if the panels were placed on the east facing roof, a reflection would come off the panels into their house/yard across the street. Mr. Notteson questioned how many watts the system will produce. Mr. Dreher stated that it will create 5 kilowatts at peak performance. Chairman Muellner & Mr. Dreher discussed the payback period. Mr. Notteson discussed various solar devices and efficiency. Mr. Dreher stated that the panels are generally not very reflective because they are designed to absorb light energy from a wide bandwidth of frequencies. Mr. Notteson questioned durability vs. hail. Mr. Dreher explained their durability. Dolores Notteson (5103 Blazing Star St) questioned if the panels will have any effects on the birds or squirrels in the area. Mr. Dreher stated that he does not believe the panels will affect the wildlife. Mr. & Mrs. Notteson and Mr. Dreher discussed attachment to roof, aesthetics, panel dimensions and effect of snow.

Motion by Harlan Hebbe to approve the roof mounted solar system as a detached energy system. Seconded by Tom Steele. Motion carried 5-0.

- b) *Gary Damp requesting Conditional use approval to allow for a permanently placed generator on the parcel addressed 7506 Woodsmoke Road, per RMMC Sec. 17.056(8)(x) – Detached Energy Systems; Premises legally described as Woodsmoke Subdivision Lot 20; Parcel # 34.945.000.020.00.00; PC Docket # 2014-22*

Jeff Kussow explained the proposal for a permanently placed generator on the parcel addressed 7506 Woodsmoke Road. Mr. Kussow explained that per the Town municipal code, the generator will need to meet the noise nuisance regulations, be screen from the adjacent property, and that weekly test periods may only occur between 8am & 8pm Monday through Friday. Mr. Kussow explained that the maximum

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noise level at the property line per the municipal code is 57 dB(A). He explained the proposed generator's specifications shows a sound output of 66 dB(A) at 23 feet. Mr. Kussow stated that since the proposed generator is approximately 50 feet from the property line, staff feels that this will meet the nuisance noise regulations. Chairman Muellner questioned if there is a formula to determine the sound at the property line. Richard Dreher explained. Dan Dziadosz explained that the generator will need to be screened, which will also dampen the sound. Mr. Kussow stated that staff recommendation is to approve, subject to public input. Tom Steele questioned if staff will approve the required screening. Mr. Kussow stated that staff will review and approve proper screening. Ms. Nykiel questioned how the ordinance was recently changed. Mr. Dziadosz stated that the ordinance was changed to be more liberal and allows certain detached energy systems in all zoning districts subject to specific regulations.

Motion by Tom Steele to approve the permanently placed generator as a detached energy system. Seconded by Jim Hampton. Motion carried 5-0.

Richard Dreher questioned if the Town will create a specific permit for alternate energy systems. Jeff Kussow stated that he will look into any requirements regarding a permit for alternate energy systems. Mr. Dreher questioned if the Town will ever change the ordinance to outright allow alternate energy systems. The commission discussed. Chairman Muellner stated that the Town likes to have the public involved for requests such as this, but there is always an evolution of code.

CERTIFIED SURVEY MAP APPROVALS: **NONE**

NEW BUSINESS: **NONE**

OLD BUSINESS:

- a) *Active & Passive Outdoor Public Recreation Ordinance Revision Discussion; PC Docket # 2014-04*

Chairman Muellner stated that he would like to table the discussion until Laura McGucken is present. Christine Nykiel questioned and commented on the draft ordinance. Jeff Kussow explained his current research and challenges that have come up. Ms. Nykiel stated that she would like to see some more back-up data on the ordinance formation. The commission questioned and commented on meeting with the park commission and how to proceed with the ordinance formation. Harlan Hebbe questioned the agenda item and active vs. passive uses. Dan Dziadosz explained the background regarding this agenda item.

CORRESPONDENCE / QUESTIONS: **NONE**

ADJOURN:

**Motion by Tom Steele and seconded by Christine Nykiel to adjourn. Motion Carried 5-0.
Meeting Adjourned at 7:33 p.m.**

Respectfully Submitted,

Jeff Kussow, Assistant Zoning Administrator