

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE  
BOARD OF ZONING APPEALS/PLANNING COMMISSION  
HELD AT THE AMBERLEY VILLAGE MUNICIPAL BUILDING  
MONDAY, JANUARY 4, 2016

Chairperson Richard Bardach called to order a regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held at the Amberley Village Municipal Building on Monday, January 4, 2016 at 7:00 P.M.

Roll was called:       PRESENT:   Richard Bardach, Chairperson  
   Rick Lauer  
   Susan Rissover  
   Scott Wolf

                  ALSO PRESENT:   Kevin Frank, Esq., Solicitor  
   Scot Lahrmer, Village Manager  
   Wes Brown, Zoning & Project Administrator  
   Nicole Browder, Clerk

Mr. Bardach welcomed everyone to the meeting and led them through the pledge of allegiance.

Mr. Larry McGraw, who resigned from the Board of Zoning Appeals/Planning Commission effective December 31, 2015, was present and expressed his appreciation to the members and staff for being able to serve on the board.

Mr. Bardach stated there were revisions requested (from Mr. Brandon Guttman) for the September 8, 2015 meeting which were distributed to the board in advance, as follows:

Page 3: Delete sentence, "Mr. Guttman confirmed that the homeowner's association has to consider the application also."

Page 4, Paragraph 1: Delete words "there was" and insert "he had" and add words "in the 1980s and 90s" after "many years ago."

Mr. Bardach asked if there were any other additions or corrections to the minutes of the September 8, 2015 meeting. Mr. Wolf noted that the requested changes were not related to the board's decision on the case and moved to approve the minutes with the submitted revisions. Seconded by Ms. Rissover and the motion carried unanimously.

Case 1094

Mr. Bardach introduced the case before the board. Residents Sigma Coran and Matthew Kraus of 2580 Twigwood Lane have requested to allow for the installation of solar panels on the front plane of the roof of their home. The roof mounted solar panel system would consist of 24 60-cell black framed modules. The request would require a variance from the Village Zoning Code, Section 158.15 (A) as it pertains to roof mounted solar energy systems installed on the front roof plane of a structure.

Mr. Brown provided the staff report. He stated the property owner's letter provided several reason for the need to install a roof mounted solar panel system on the front plane of the structure which included the ability to achieve maximum environmental and financial benefit of the installation; placement in another direction would result in a 39% reduction in benefit and no benefit in the winter; and a ground mounted system would cost an additional \$7,603 to install and would require additional landscape screening.

Mr. Brown reported that Village Code 158.15 (C) stated solar panels shall be installed to avoid unreasonable glare onto neighboring properties. He stated the application of the panels would not be highly visible from the street due to the shaded panel product selection; the home is positioned higher than the street and the houses across the street, the low pitch of the roof, and the front yard trees.

Mr. Bardach invited the applicant to address the board. Mrs. Coran commented that they also have support of their neighbors, two of which were present in the audience. A signed petition of support was submitted to the board with seven signatures.

Mrs. Rissover noted that the roof mounted panels are less intrusive than the backyard installation option.

Tim Blair, resident next door, stated he supported their efforts to improve the value of their home and the solar panel installation as proposed.

Tracy McMullen, 2565 Twigwood, commented that she lives across from the applicant. She stated she has reviewed the schematic and illustrations and is supportive of the energy efficient installation.

Mr. Wolf mentioned that the initial ordinance passed on solar panel installations was intended to provide the board an opportunity to review the plans for the installation of panels on the front of roofs.

Mr. Bardach noted he did not see an issue with this installation plan.

Mr. Lauer stated he had concern for setting precedence. He stated this application has a set of unique characteristics with the home situated above the street and a low sloping roof. He commented that other applications could come through with aesthetic related issues, and glare could easily become an issue.

Mrs. Rissover moved to approve the application as submitted. Seconded by Mr. Bardach and the motion passed unanimously.

#### New Business

Mr. Lahrmer reported that the board would need to select a chair for the 2015-2017 council term. Mr. Lauer moved to selected Mr. Bardach to continue as Chair and Mrs. Rissover as Vice Chair. Seconded by Mr. Wolf and the motion carried unanimously.

Mr. Lahrmer provided a summarization of the open planning commission seat and the application information has been publicly shared and posted on the Village website.

There being no further business the meeting was adjourned.

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Nicole Browder, Clerk

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Richard Bardach, Chairperson