

Mount Vernon Board of Adjustment  
Minutes  
November 14, 2013

Meeting was called to order and public hearing opened at 5:06 p.m. by Moe Richardson. Those in attendance: Moe Richardson, Pat Charboneau and Liz Sparks. Absent: Lori Boren and Gary Ulch. Also in attendance: Zoning Administrator, Matt Siders, and applicant Tom Richey.

1. Approval of Agenda. Motion made by Charboneau, seconded by Sparks to approve agenda. Carried all. Boren and Ulch absent.
2. Approval of minutes of November 12, 2013. Motion made by Sparks, seconded by Charboneau to approve minutes. Carried all. Boren and Ulch absent.
3. Public Hearing and discussion and possible action on a request for a Conditional Use Permit for Alternative Energy Production Devices (solar panels) at 143 Lincoln Drive NE. Siders explained that the applicant, Tom Richey, called him before he submitted a building permit to talk about solar panels. Siders explained the process in order to be able install solar panels in a residential district, which would be to obtain a Conditional Use permit. At last night's Planning and Zoning meeting they recommended that Board of Adjustment approve solar panels with a Conditional Use permit in the SR district. Siders is also making the same recommendation. There will be 25 panels installed on the south side of the garage roof. There are neighbors on the south and north end of his property. There are no neighbors on the east end. Mr. Richey has notified his neighbors and they were all in favor of him installing the solar panels. There were no objections at the Planning and Zoning meeting. Mr. Richey said that there will be 25 panels measuring 40"x70". The main reason to install the solar panels is to obtain Alliant's rebate that is available and the cost savings for energy usage. Sparks asked if he had talked to his neighbors, particularly the one to the south. Richey said yes and they had no objections. Charboneau asked if there was a DC shutoff switch. Richey said there is not and Alliant does not require one. He could go in the house and flip the breaker if there was ever an issue. Charboneau said she was concerned about safety for emergency responders and asked if he would take that into consideration. Sparks asked Charboneau if she would be satisfied if the installation was done according to any requirements that the Mount Vernon Fire Department has implemented for solar panel installations, to which she agreed.

As there was no further discussion the board's statement of finding is as follows: the property is located in a Suburban Residential district and roof installed solar panels are an Alternative Energy Production Device that is a Conditional Use that may be permitted in a Suburban Residential district. The Planning and Zoning Commission has recommended granting the Conditional Use Permit. After review of the proposed use, the board members find that the installation of the solar panels on the garage roof will not adversely affect the surrounding properties and may be permitted because the adjacent residential land owners have been informed of the solar panels and have not expressed any objections. Sparks moved that for the property located at 143 Lincoln Drive NE in Mount Vernon, the Board of Adjustment grant a Conditional Use permit, permitting the installation of an Alternative Energy Production Device allowing solar panels to be installed on a garage roof located on the property. Seconded by Charboneau. Carried all. Boren and Ulch absent.

Meeting adjourned at 5:22 p.m., November 14, 2013.

Respectfully submitted,  
Marsha Dewell  
Administrative Assistant