

CITY OF MEDINA PLANNING COMMISSION

Meeting Minutes

Tuesday, September 11, 2012

1. **Call to Order:** Commissioner Charles Nolan called the meeting to order at 7:00 p.m.

Present: Planning Commissioners Robin Reid, Randy Foote, Kent Williams, Kathleen Martin, V. Reid, Charles Nolan and John Anderson.

Absent: None

Also Present: City Planner Dusty Finke

2. **Public Comments on items not on the agenda**

No public comments.

3. **Update from City Council proceedings**

Finke updated the Commission on recent activities and decisions by the City Council.

4. **Planning Department Report**

Finke provided an update of upcoming Planning projects.

5. **Approval of the August 13, 2012 Draft Planning Commission meeting minutes.**

Motion by R. Reid, seconded by Anderson, to approve the August 13, 2012 minutes with noted corrections. Motion carried unanimously. (Absent: None)

6. **Public Hearing – Ordinance Amendment to Chapter 8 of the Medina City Code related to Wind Energy Conversion Systems, solar panels, and geothermal heat sources.**

Finke stated that the staff report summarizes the major policy questions which remain open. He stated that the Commission had recommended prohibiting WECS in residential districts at their August meeting, and had recommended limitations in terms of capacity and height. He noted that the ordinance was amended to allow for either monopole or lattice towers. He directed the Commission's attention to the minimum 300 foot setback requirement, as it was more restrictive than most ordinances.

Public Hearing opened at 7:26 p.m.

Clarkson Lindley (1588 Homestead Trail) stated that his understanding is that the Commission's recommendation was to disallow WECS in residential areas. He was supportive of that and did not oppose allowing them along Highway 55.

Elizabeth Weir questioned if the Commission may want to discuss the limitation of one WECS per lot, especially relating to shorter, helix turbines. Also, she wondered if micro-wind may improve over time.

Public Hearing closed at 7:31 p.m.

V. Reid stated that she support allowing micro-wind on residential property. It is not the Commission's role to consider the economies. Smaller turbines seem consistent with rural character, they really are fitting. She would support large setbacks, but thinks the City should be more open to renewable energy and property owners attempting to be more self-sufficient.

Williams stated that he agrees with the old-timey windmills. He was concerned that if you open up the door that something unintended may come in. Williams stated that the City should wait until there is more demand.

Commissioners discussed the potential of allowing more than one shorter WECS on a parcel, but maintaining the limitation of one per lot for WECS over 50 feet in height.

Finke inquired if the Commission was open to a reduced setback requirement for shorter WECS. The consensus of the Commission was that this would be acceptable.

Motion by Williams, seconded by Anderson to recommend approval of the ordinance with the following changes: 1) allowing up to two WECS per lot, provided one of them is 50 feet in height or less; and 2) reducing the setback requirements for WECS 50 feet in height or less to 100 feet.

Motion by V. Reid, seconded by Martin to amend the motion to recommend allowing WECS within the Rural Residential zoning district under the following circumstances: Minimum lot size 20 acres, maximum 50 feet in height, minimum of 100 foot setback, and which shall be located within 100 feet of home or barn structure.

Williams stated that he opposes the amendment. Although he agrees that existing traditional turbines may be consistent. New ones are not consistent with this. He also stated that the amended ordinance is supportive of renewable energy and it does not need to be expanded further.

Foote agreed with Williams and stated that he does not believe that potential impacts for residential properties are worth opening the door.

Anderson stated that he agrees with Williams and Foote, and added that the City should be open to reconsidering in the future.

Nolan stated that he agrees with Williams and Foote, and added that he is concerned with the clutter of non-operating turbines, especially when the production of electricity is so limited.

Nolan called for a vote on the amendment.

Motion to amend failed 2-5 (in favor: V. Reid and Martin).

Nolan put the main motion to a vote.

Motion carried unanimously.

10. Council Meeting Schedule

Anderson agreed to attend the September 18 City Council meeting

11. Adjourn

Motion by Williams, seconded by R. Reid, to adjourn at 8:32 p.m. Motion carried unanimously. (Absent: None)