



MEMORANDUM

DATE: January 14, 2019
TO: Chairperson Carter, Members of the Planning Commission, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Agenda Item 5.1: Public Hearing – Ordinance 19-01: Rooftop Solar Energy System Standards

REQUEST: Hold public hearing and make a recommendation to City Council pertaining to Ordinance 19-01 adjusting standards for rooftop solar installations on flat roofs

GENERAL INFORMATION

The Commission has reviewed standards pertaining to rooftop accessory solar installations pursuant to a recommendation from SolSmart (a national designation program designed to recognize communities that have taken key steps to address local barriers to solar energy) reviewers. Specifically, the Commission discussed clarifying standards pertaining to solar installations on flat roofs.

Ordinance 19-01 is presented for public hearing. The draft ordinance amends Chapter 1107.18, Subd. 12(5)(A)(ix) of the Code which provides for rooftop SES. Changes as identified in **bold, underscore** text face in the attached Ordinance.

Proposed changes are as follows:

ix. Rooftop solar energy systems:

1. Shall not cover greater than eighty (80) percent of each side of the roof to which they are affixed.
2. Shall not exceed the maximum height allowed in the applicable zoning district, **except that rooftop solar energy systems installed on flat roofs may exceed the district height limit by six (6) feet.**
3. Shall not extend beyond the exterior perimeter of the building on which the system is mounted or affixed, except that exterior piping is allowed to extend beyond the perimeter of the building on an interior side yard exposure.
4. Shall be flush mounted parallel to the roofline, **except that rooftop solar energy systems installed on flat roofs may be tilted, provided the district height limit as provided under Section 1107.18, Subd. 12(5)(A)(ix)(2), as may be amended, is maintained.**
5. Shall not extend above the peak or ridge of the roof.
6. In residential districts, solar arrays shall be setback a minimum of six inches from every roof edge, peak, ridge, and valley.

A public hearing has been scheduled with notice printed and posted. No comments for or against the Ordinance have been received at this time.

ACTION:

The Planning Commission is to hold the public hearing. Following the hearing and discussion the Commission is to make a recommendation on the Ordinance to the City Council. Attached Resolution 19-001 is provided for action.

CITY OF BELLE PLAINE
ORDINANCE 19-01

AN ORDINANCE AMENDING SECTION 1107.18, SUBDIVISION 12(5)(A)(ix) OF THE CITY CODE
PERTAINING TO ROOFTOP ACCESSORY SOLAR ENERGY SYSTEMS

THE CITY COUNCIL OF THE CITY OF BELLE PLAINE ORDAINS:

Section 1. Section 1107.18, Subd. 12(5)(A)(ix) of the City Code is hereby amended as follows:

ix. Rooftop solar energy systems:

1. Shall not cover greater than eighty (80) percent of each side of the roof to which they are affixed.
2. Shall not exceed the maximum height allowed in the applicable zoning district, **except that rooftop solar energy systems installed on flat roofs may exceed the district height limit by six (6) feet.**
3. Shall not extend beyond the exterior perimeter of the building on which the system is mounted or affixed, except that exterior piping is allowed to extend beyond the perimeter of the building on an interior side yard exposure.
4. Shall be flush mounted parallel to the roofline, **except that rooftop solar energy systems installed on flat roofs may be tilted, provided the district height limit as provided under Section 1107.18, Subd. 12(5)(A)(ix)(2), as may be amended, is maintained.**
5. Shall not extend above the peak or ridge of the roof.
6. In residential districts, solar arrays shall be setback a minimum of six inches from every roof edge, peak, ridge, and valley.

Section 2. This Ordinance shall become effective upon publication in the official newspaper of the City.

Passed and duly adopted by the City Council of the City of Belle Plaine this ____ day of _____, 2019.

BY: _____
Christopher G. Meyer, Mayor

ATTEST:

Dawn Meyer, City Administrator

Published in the Herald on _____, 2019.

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-19-001**

**RECOMMENDING APPROVAL OF ORDINANCE 19-01, AN ORDINANCE AMENDING SECTION
1107.18, SUBDIVISION 12(5)(A)(ix) OF THE CITY CODE PERTAINING TO ROOFTOP
ACCESSORY SOLAR ENERGY SYSTEMS**

WHEREAS, the City has received a bronze designation from national designation program designed to recognize communities that have taken key steps to address local barriers to solar energy; and,

WHEREAS, the City's solar energy system regulations were reviewed to determine potential barriers to solar energy production, including certain standards pertaining to rooftop accessory solar installation on flat roofs; and,

WHEREAS, the Planning Commission reviewed rooftop accessory solar standards for flat roofs and finds adjustment of certain standards will enhance potential for rooftop solar installation on flat roofs; and,

WHEREAS, the Planning Commission has reviewed a draft a code revision; and,

WHEREAS, the Planning Commission conducted a public hearing on January 14, 2018 following duly published notice to accept public comment on proposed Ordinance 19-01, An Ordinance Amending Section 1107.18, Subd. 12(5)(A)(ix) of the City Code Pertaining to Rooftop Accessory Solar Energy Systems; and,

WHEREAS, the Planning Commission following the public hearing discussed Ordinance 19-01.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends the City Council approve Ordinance 19-01, An Ordinance Amending Section 1107.18, Subd. 12(5)(A)(ix) of the City Code Pertaining to Rooftop Accessory Solar Energy Systems.

The adoption of the foregoing resolution was duly moved by Commissioner _____, and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof: _____.

and the following voted against the same: _____.

Whereupon said resolution was declared duly passed and adopted. Dated this 14th day of January, 2019.

Ashby Carter
Chairperson

Cynthia Smith Strack
Community Development Director