

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KRISTEN KAPELANSKI, PLANNER *Kapelan*
THRU: BARBARA MCBETH, COMMUNITY DEVELOPMENT DEPUTY
DIRECTOR
SUBJECT: PROPOSED ORDINANCE REGARDING SOLAR
ENERGY
DATE: FEBRUARY 1, 2010

In response to the recent push towards clean energy technology and in an effort to promote "green initiatives" in general, the Community Development Department has proposed a text amendment to address the installation of solar panels. Following is a brief summary of the standards proposed in the attached ordinance to address issues associated with solar panels.

The proposed ordinance would make a distinction between free-standing solar panels that are placed close to the ground and solar panels attached to a structure, such as a roof. Free-standing solar panels would be subject to the regulations already in the ordinance for an accessory structure and permitted in all districts as a principal permitted use. Structurally-attached solar panels would be a principal permitted use in all districts and undergo administrative review and approval. Those panels attached to a sloped roof shall not project vertically above the peak of the roof and panels installed on a flat roof shall not project vertically more than five feet above the roof.

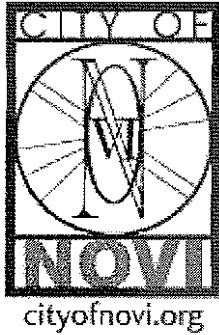
In order to draft this ordinance staff examined area ordinances to determine how other communities regulate the installation of solar panels. Most ordinances do not explicitly address solar panels; however, staff was able to locate three ordinances that do contain provisions relating to solar panels from the City of South Lyon, the City of Troy and the City of Birmingham. Attached you will find a chart summarizing the provisions in area ordinances and the ordinance proposed for Novi.

The Implementation Committee met and discussed this matter at their August 25, 2009 meeting. The Committee generally responded favorably to the ordinance and requested no additional revisions. Draft meeting minutes are attached.

The Community Development Department has gathered a fair amount of public input for the proposed ordinance through the use of surveys. A booth was set-up and comments collected at the Fall for Novi event held in September, 2009. In addition, a new section on the City's webpage was created to inform the public of the new ordinance and collect survey responses and comments. Generally, residents seem to agree with the ordinance as it is currently proposed. Survey results have been included in this packet.

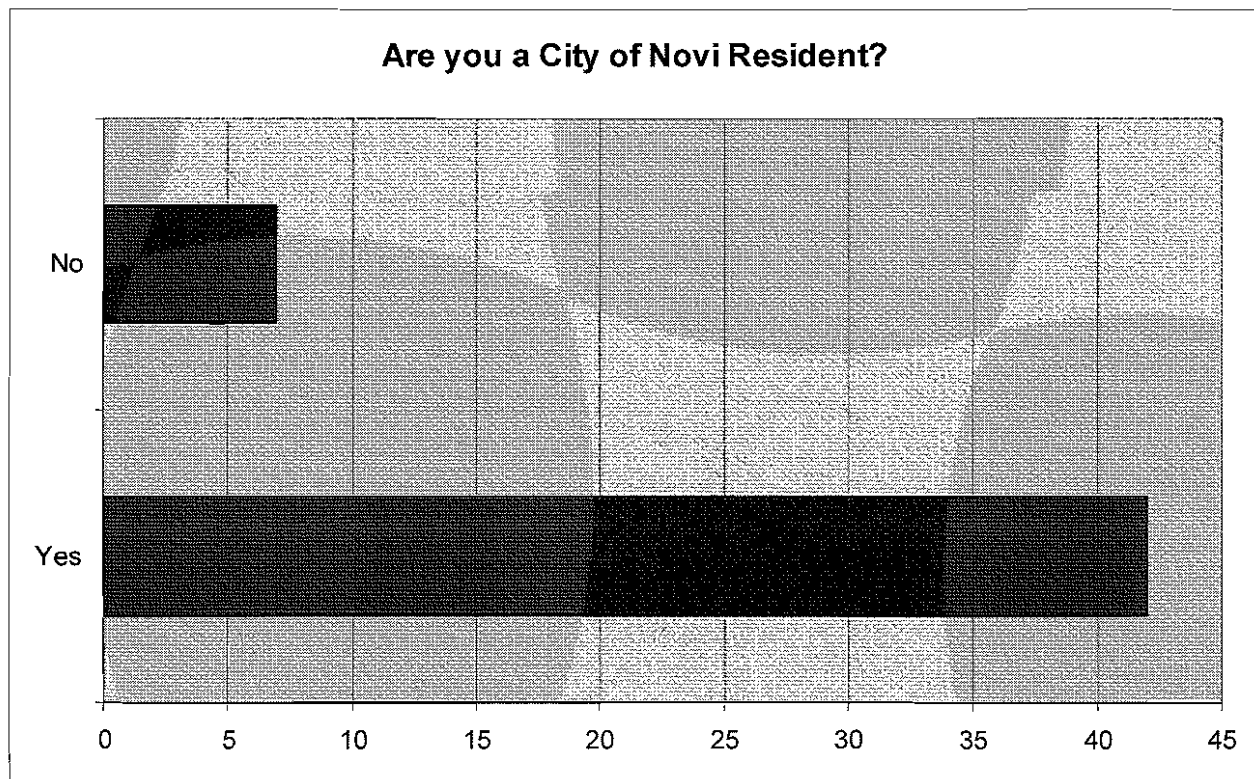
The Planning Commission is asked to hold the public hearing and make a recommendation to the City Council. If any Commissioner has any questions related to this request, do not hesitate to contact Kristen Kapelanski, in the Community Development Department at (248) 347-0586 or kkapelanski@cityofnovi.org.

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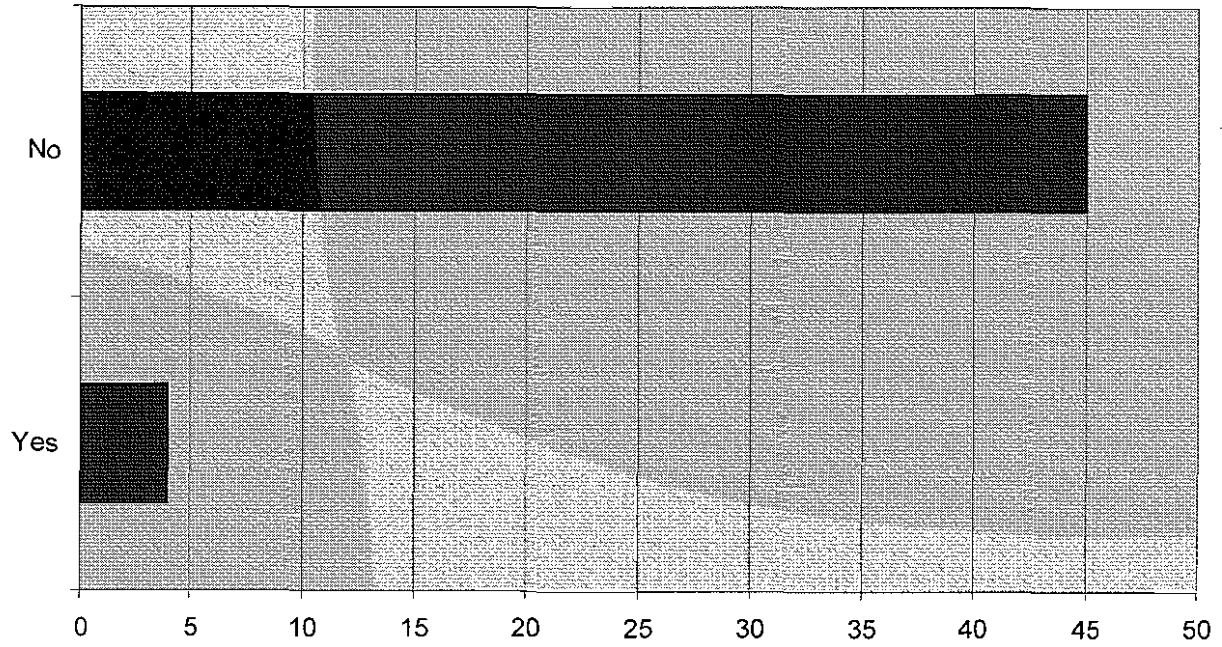


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THRU: BARBARA MCBETH, COMMUNITY DEVELOPMENT DEPUTY
DIRECTOR
SUBJECT: PROPOSED ORDINANCE REGARDING SOLAR ENERGY –
SURVEY RESULTS
DATE: FEBRUARY 5, 2010

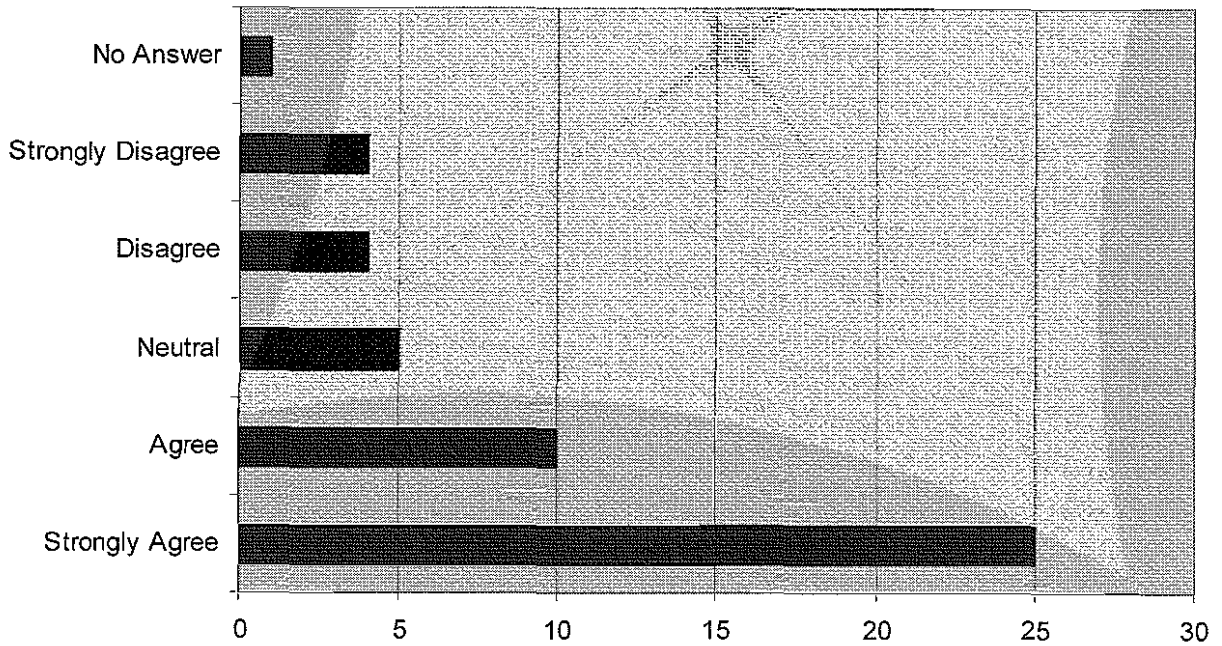
Below you will find the combined results of the attached solar energy survey posted on the City's website and distributed at the Fall for Novi event held in September 2009. These results reflect all of the surveys completed as of February 4, 2008. In total 49 surveys were submitted. If you have any questions related to the survey or the results, please contact me.



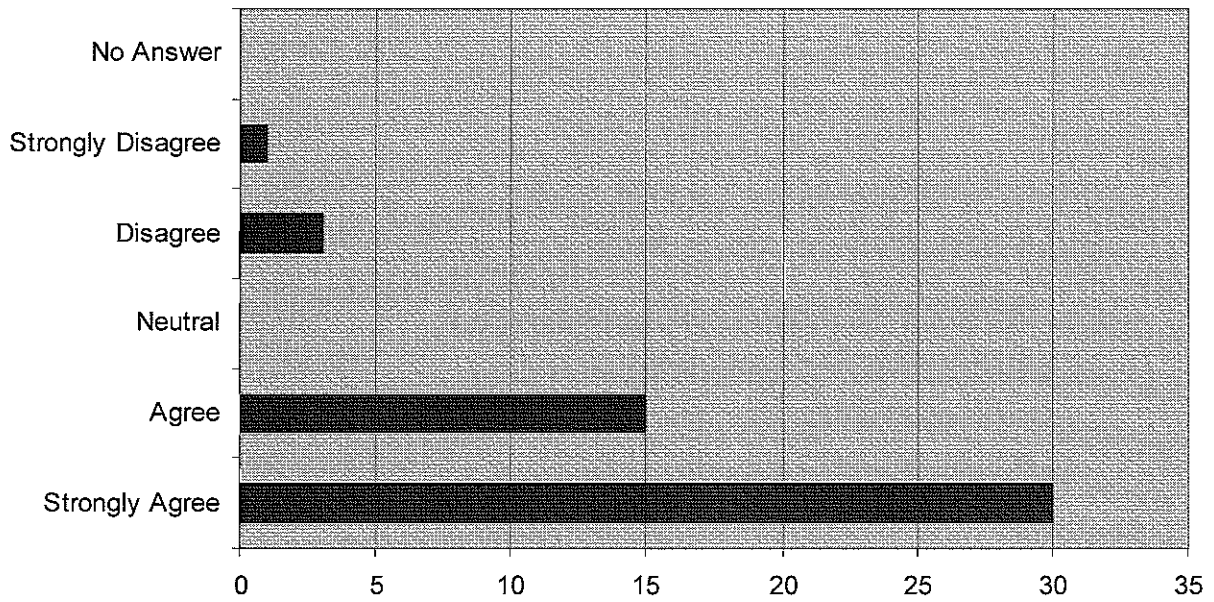
Are you a City of Novi Business Owner?



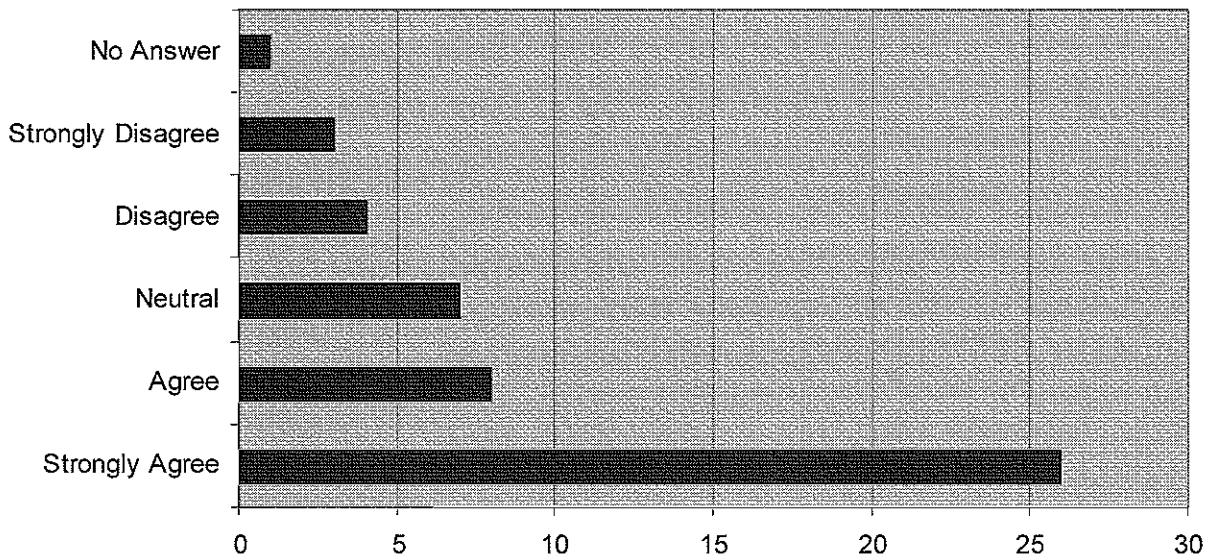
Free-standing solar panels should be permitted in all districts.



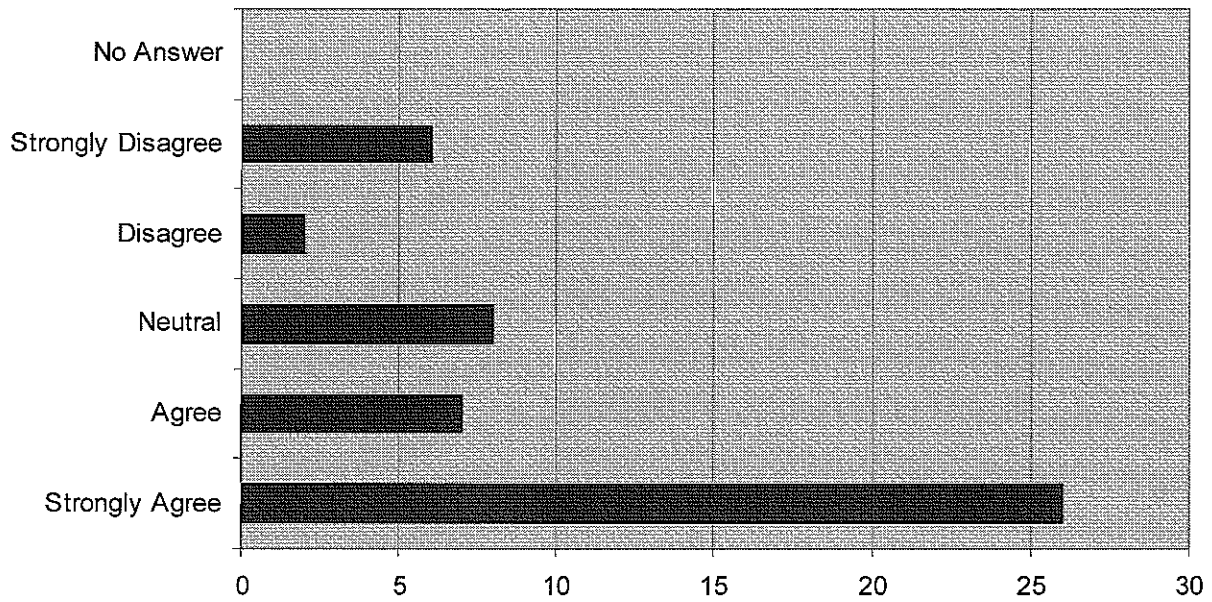
Structurally attached solar panels should be permitted in all districts.



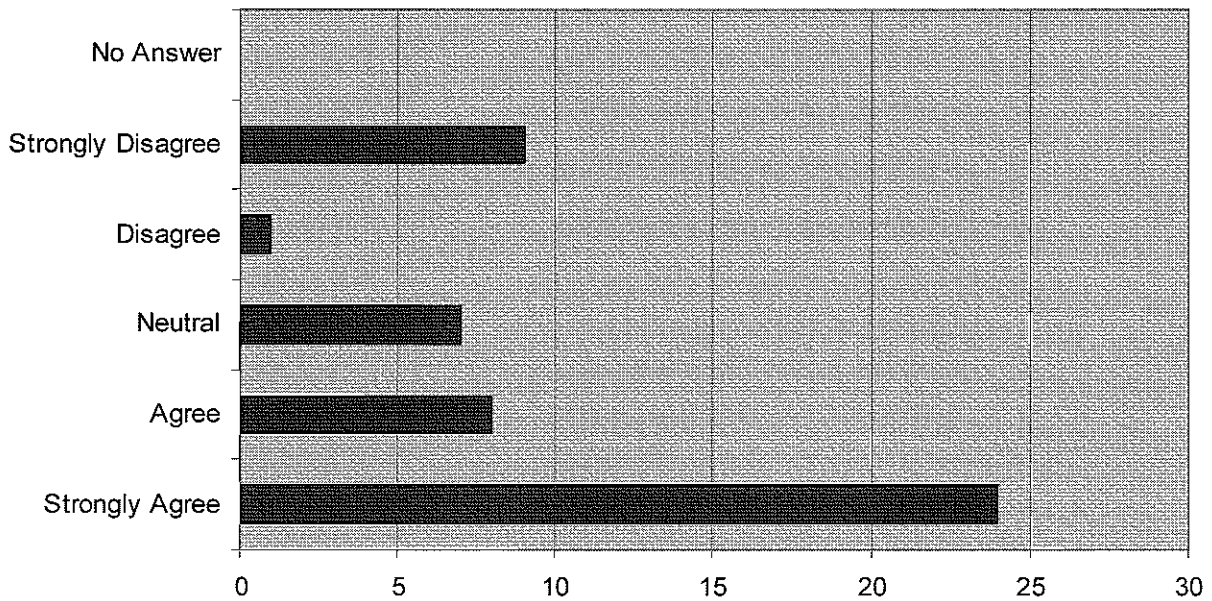
All solar panel installations shall be reviewed administratively by City staff and shall not require the approval of the Planning Commission or City Council.



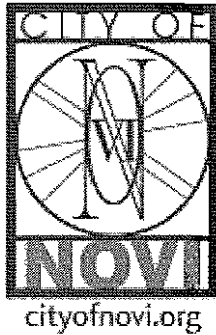
Structurally attached solar panels installed on a sloped roof shall not project vertically above the peak of the roof.



Structurally attached solar panels installed on a flat roof shall not project vertically more than five feet above the roof.



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DATE: FEBRUARY 5, 2010

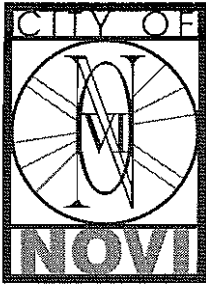
Below are the written responses gathered as part of the solar energy survey posted on the City's website and distributed at the Fall for Novi event held in September 2009. If you have any questions related to the survey or the responses, please contact me.

- Recommend save energy!
- Thanks for going green and I strongly agree this is the way to go.
- We should be at the forefront of this technology, and aggressively promote it.
- I don't think any solar panels should be visible from the street. I do not believe the installation of solar panels needs to be reviewed by any one other than city staff, no different than applying for a build permit. We must be certain that installation is safe.
- There should be no absolute restrictions for sloped roof. If a home or business owner most elevate the panel to gain exposure to the sun there should be no such restriction. It should be a person's right to install reusable energy as long as it is not impeding on someone's rights to a safe lifestyle.
- Will there be a square footage limit on solar panels in residential areas? I am all for alternative energy exploration but would like to reserve some sort of aesthetics in residential.
- Developing a sustainable model for homes and businesses makes perfect sense. Would like to see tax credits to provide incentive. The planning commission should approve all installations that are not attached to property, and should offer a service to review plans for panels being installed on homes/business to insure quality installations and products. I am against wind tower or farm installations due to the environmental impact (noise, birds, etc.) and potential safety hazard.
- I am a resident of Oak Park but wanted to support you in your movement toward sustainable power.
- It is very wise of you to be opening the doorway to the 21st century, by developing the basic regulations needed to provide an outline for your community. This intelligent move will make it much easier to put Novi on the map as a city which looks out for its residents by planning for the future instead of dealing with it as an afterthought. Kudos!
- Question 7: Solar panels should not project vertically at all.
- Solar energy has proven to be safe and beneficial. I worked in a solar building at GM Proving Grounds in Milford and a back-up energy source was needed (Michigan

weather and cloud cover!), but the solar panels worked well and saved costs and resources. There are no negative health affects from this process and only minor aesthetic issues. Most people will get used to the solar panel looks in time. The good they do far out weigh the issue some people may have with the new looks.

- I strongly disagree with any type of solar panel or alternative energy the City of Novi may wish to allow happen. WHAT ARE YOU THINKING!!!!
- There should be no ordinance or review of anything that provides free energy. Keep the city out of this.
- I am NOVA Consulting's general PV Consultant and believe the few restrictions that have been placed on solar are good ones.

**PLANNING COMMISSION
ACTION SUMMARY
JANUARY 13, 2010**



cityofnovi.org

PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Wednesday, January 13, 2010 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Baratta, Member Cassis, Member Gutman, Member Larson, Member Meyer, Member Prince

Absent: Member Greco (excused), Member Lynch (excused), Chair Pehrson (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Mark Spencer, Planner; Lindon Ivezaj, City Engineer; Deputy Chief Lindberg, Police Department; Kristin Kolb, City Attorney

APPROVAL OF AGENDA

A motion to approve the January 13, 2010 Agenda. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. **SET A PUBLIC HEARING FOR FEBRUARY 10, 2010 FOR A ZONING ORDINANCE TEXT AMENDMENT RELATED TO THE WIND TURBINE ORDINANCE**

A motion to set a Public Hearing for February 10, 2010 for the Text Amendment related to the Wind Turbine Ordinance. *Motion carried 6-0.*

2. **SET A PUBLIC HEARING FOR FEBRUARY 10, 2010 FOR A ZONING ORDINANCE TEXT AMENDMENT RELATED TO THE SOLAR COLLECTOR ORDINANCE**

A motion to set a Public Hearing for February 10, 2010 for the Text Amendment related to Solar Collector Ordinance. *Motion carried 6-0.*

3. **SET A PUBLIC HEARING FOR FEBRUARY 10, 2010 FOR ZONING MAP AMENDMENT 18.693 A CITY-INITIATED REZONING FOR THE LANDINGS PROPERTY NEAR THE INTERSECTIONS OF 13 MILE ROAD AND EAST LAKE DRIVE AND 13 MILE ROAD, OLD NOVI ROAD AND SOUTH LAKE DRIVE.**

A motion to set a Public Hearing for February 10, 2010 for Zoning Map Amendment 18.693, a City initiated rezoning for the Landings Property. *Motion carried 6-0.*

ADJOURNMENT

The meeting adjourned at 8:55 PM.

MON	01/18/10	CITY OFFICES CLOSED	
MON	01/25/10	CITY COUNCIL MEETING	7:00 PM
WED	01/27/10	PLANNING COMMISSION MEETING	7:00 PM
MON	02/08/10	CITY COUNCIL MEETING	7:00 PM
TUE	02/09/10	ZONING BOARD OF APPEALS MEETING	7:00 PM
WED	02/10/10	PLANNING COMMISSION MEETING	7:00 PM
MON	02/15/10	CITY OFFICES CLOSED	
MON	02/22/10	CITY COUNCIL MEETING	7:00 PM
WED	02/24/10	PLANNING COMMISSION MEETING	7:00 PM

* Actual Language of motions subject to review.