



**Village of River Hills**  
7650 N Pheasant Ln  
River Hills, WI 53217

Village Hall: 352-8213  
Public Works: 352-0080  
Police: 247-2302

## **BOARD OF APPEALS MINUTES**

### **Tuesday, October 13, 2020 @ 4:00 pm**

**This meeting was a virtual meeting through GoToMeeting – Meeting code 776-963-253**

**1. Roll Call:** was answered at 4 p.m. by Chairman Steven Spector, Rosalie Gellman, Billie Smith, and Chris Beidel. Also present: Village Manager Tammy LaBorde, Deputy Clerk Stephanie Waala and Building Inspector Tod Doebler. Board member Kieran Donohue attended meeting at 4:16 pm.

**2. Approval of minutes for September 22, 2020.**

Motion by Smith and seconded by Gellman to approve as submitted; motion carried unanimously.

**3. Action on Appeal of Dan Handle, 8755 N Dean Cir regarding the Building Inspector's denial of a building permit application for installation of solar array that would have a side yard setback of 51 feet. This is a violation of the Village of River Hills Ordinance Section 7.030 where the minimum side yard setback is 75 feet. Return from September 22, 2020 meeting.**

Property owner Dan Handle presents to the board reasoning for the proposed location as:

- No neighbor complaints
- Not within the county nor states right-of-way
- Least amount of energy loss
- Better for the environment
- Helps increase the value of the village
- Makes sense to the property's values
- Allows for future use of the property and infrastructure

Chairman Spector asks for clarification on the documents that were submitted as to what Performance Ratio means. No representative from Arch Electric present to clarify what the two documents provided mean when it comes to differentiation of location and loss of usage.

Board member Gellman expresses her concern that the board has approved projects before due to aesthetic and due to the location of the proposal that information should be considered.

Chairman Spector references village ordinance 7.1004(2) where hardship is defined and explains to the homeowner that currently a case is not being made to clearly state what the hardship may be.

Motion by Beidel and seconded by Smith to table the item so additional information can be provided about energy loss over a period of time by moving the array to the south.

Chairman Spector adds clarification that he would like an Arch Electric specialist to attend the next meeting to explain to the board the differences in the energy loss from the proposed location to the setback distances both short and long term.

#### **4. Adjourn**

Motion by Gellman and seconded by Beidel to adjourn at 4:38 p.m., motion carried unanimously.

Created by Stephanie Waala, Deputy Clerk, on October 28, 2020.