



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

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

BUILDING BOARD MINUTES

Monday, June 7, 2021 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 977 9600 6816, Passcode: 402040

- 1. Roll call** - The meeting was called to order at 5:01 p.m.

Members present: Tony Enea (chairman), Chris Meisel, Ray Juehring, Steve Simon, Victor Harding, Chris Cunningham, Simon Bundy, and Peter Kies. Susan Muggli was absent and excused. Also present: Village Manager Tammy LaBorde, Building Inspector Tod Doebler, and Deputy Clerk Stephanie Waala.

- 2. Discussion/action on the installation of a solar array at the Harding residence, 7730 N. River Rd. *Approved March 15, 2021; appealed March 29, 2021; appeal granted to be sent back to the Building Board for further review April 14, 2021.***

Victor Harding was present for this item.

Attorney Dineen presented information related to this matter. The Board approved the solar array and the decision was appealed by the Robbins to the Board of Appeals. The Board of Appeals reversed the Building Board decision and remanded it to the Building Board because they failed to make findings as required under the village ordinance. In the interim, there is an agreement that has been entered into between Harding and Robbins. The agreement was forwarded to the Building Board. The Village Attorney's recommendation is to approve the "Approval of Application". The agreement identifies specific landscaping – landscaping at ten locations with heights and specific locations. It requires to plantings in 90 days and that the screening would be continued to screen the location. If the Board wishes to approve the second array, it should be done with the language as set forth by the Village Attorney.

"APPROVAL OF APPLICATION"

Upon considering the site of the structure and the area of the Village where the structure is to be located and after examining the application papers and all information submitted, including the Harding/Robbins Agreement entered into June 4, 2021, I move to approve the application for a Building Permit for the Harding "Second Solar Array" and that the Building Board finds:

(1) As required by Section 7.0905 C of the Zoning Code of the Village that the exterior architectural appeal and functional plan of the Second Solar Array would:

- (a) be in harmony with the purpose and intent of the Building Board ordinance; and*
- (b) promote the general welfare; good order and prosperity of the Village; and*
- (c) maintain and preserve the character of the Village; and*

(2) That the Building Board also makes the following findings:

BUILDING BOARD MINUTES – June 7, 2021

(a) that the placing and maintaining of ten evergreen trees as located and described in the Harding/Robbins Agreement with attached Exhibits A and B is necessary for the Board to make the findings above; and

(b) that the effect of the proposed landscaping screening along with the conditions that the landscaping screening will be maintained and replaced as necessary in order for the Board to find that that the Second Solar Array will not have a material adverse effect upon the outlook from the adjacent or neighboring properties; and

(c) that the effect from the approval with the landscaping screening and the conditions set forth in the Harding/Robbins Agreement will be consistent with the requirements of the Building Board ordinance; and

(d) that the landscaping screening be maintained as long as the Second Solar Array is located at the site approved and the Building Board will maintain continuing jurisdiction over this approval as long as necessary to ensure compliance with the findings made.

Juehring questioned the findings related to landscaping 2(d). Simon questioned the amount of time to plant the trees due to the construction climate we are in. Harding made it 90 days due to the drought conditions this summer. Meisel questioned if future property owners would be required to maintain; Dineen stated this was not in the agreement. There were no other neighbors in attendance. Notice of this meeting was previously sent to the neighbors. The Agreement was forwarded to all members of the Building Board at 4:00 p.m. today and no member has stated they did not receive the agreement.

Motion by Meisel and seconded by Bundy whereas all participants of the Building Board have duly received the “Approval of Application” in its totality and hereby move the “Approval of Application” in toto be approved by the Building Board; motion carried 7 – aye; 1 – abstain (Harding).

3. Comments on items not listed on agenda

Chairman Enea stated that the Board will be discussing specific language for findings for the Building Board at the next meeting.

4. Adjourn

Motion by Juehring and seconded by Meisel to adjourn at 5:32 pm; motion carried unanimously.

Submitted by Tammy LaBorde, Village Manager, on June 18, 2021.

All decisions made during this meeting can be appealed. Please contact village hall to start that process.