

MINUTES OF THE PLANNING COMMISSION  
MEETING HELD ON March 14, 2022

The meeting was called to order by Kevin Hicks at 7:30PM.

Roll call was taken: **Present:** Hicks, Lutz, Voelker, Gaitsch, Pittman  
**Absent:** Rau

Hicks asked if there were any additions or corrections to the minutes from February 14, 2022 Planning Commission meeting. A motion was made by Pittman and seconded by Lutz to approve the minutes of the February 14, 2022 meeting minutes. **Motion carried.**

Hicks asked if there were any citizens to address the Planning Commission. There were none.  
Hicks asked if there were any corrections or deletions to the agenda. There were none.

**OLD BUSINESS:** Hicks asked if there was any old business. There was none.

**PETITIONS:**

**Z-22-03-01      Review and comment on a petition for a Special Use Permit for a Home Occupation (hair & lash salon) to be located at 1211 Lou Del St. Waterloo, IL Parcel No. 07-13-152-015-000 as requested by the owner Erika Patel.**

Erika Patel was present to represent her petition and read letter of intent to operate the salon in her home. The Zoning Administrator received emails from neighbors showing support for her business. There were no negative responses to the petition.

**Recommendation: A motion was made by Voelker and seconded by Gaitsch for a favorable recommendation to allow for a Special Use Permit for a Home Occupation at 1211 Lou Del St.**

**Members voted as follows:**

**YES – Hicks, Lutz, Voelker, Gaitsch, Pittman**

**P-22-03-01      Review and Recommend to City Council on Ground or Pole-mounted solar energy systems in Residential Districts per City Ordinance 5-1-5(E).**

Currently, in the City of Waterloo, all roof mounted solar systems require a permit to ensure that an engineer inspects the house load. The City also permits solar usage to meet peak energy demand for a particular home.

The Commission agreed that many backyards would probably not have enough area to install a ground mounted system that would significantly offset the cost of a residence's energy consumption.

The Commission agreed that now is not the right time to allow ground mounted systems in the city's code of ordinances, as residential homes can already choose to install a roof-mounted system.

**Recommendation: A motion was made by Gaitsch and seconded by Voelker to recommend that ground mounted solar systems should not currently be allowed in Residential Districts per City Ordinance.**

**Members voted as follows:**

**YES – Hicks, Lutz, Voelker, Gaitsch, Pittman**

**NEW BUSINESS:** There was none.

**COMMENTS:** There were none.

**Motion to adjourn the meeting at 7:56PM was made by Lutz and seconded by Pittman. Motion carried.**  
Minutes respectfully submitted by Lauren Voelker.