

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

January 4, 2010

5:00 PM

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, John Coombs, Scott Trew, Carol Crews and Garry Franks

Absent: Grady McNeal, Jim Hitt, Bill Carter, Bubba Willis

Also Present: Rick Gregory, Vicky Ignatz,

Jim Galbreath called the meeting to order. Scott Trew offered prayer.

Item #1 Minutes of the December 7, 2009 Planning Commission meeting were approved as written.

Item #2 Discuss guidelines for wind turbine specifications, installation and maintenance.

Item #3 Planning Commission Continuing Education Training: Wind Turbine Ordinance.

Items #2 and #3 will be discussed together per Chairman Galbreath.

Gregory reported that the current energy technology is providing affordable green energy products to the individual homeowner. These products include wind turbine systems and solar panels. The commission reviewed documentation which suggested a uniform set of standards, conditions and procedures for the placement of Micro Wind Systems and Small Wind Energy Conversion Systems. Minimum lot size, maximum tower height, minimum setbacks, noise decibel, turbine clearance from the ground, automatic over-speed control, abandonment of product, removal of product, approval process for permit, and aesthetics for the green energy products need to be considered.

- 1) Wind Turbine Systems products currently falls under the zoning guidelines for maximum height of an accessory building as thirty-five (35) feet. The standard for tower height is determined by the horizontal and vertical axis of the blade.
- 3) Sound levels should be restricted. The noise level of 60 decibels is currently permitted in residential zoning districts.
- 4) Aesthetic features – determine permitted colors for blades, towers, guy wires, equipment cabinet, determine landscaping guidelines for tower base and prohibit advertising on the product
- 5) Fall level – calculate distance to prevent the tower from falling onto adjoining property or on owner's residence.
- 6) Climb prevention – no tower shall be climbable up to fifteen (15) feet
- 7) Multiple towers are not permitted on residential zoning districts
- 8) Wind Turbine Systems would be limited to commercial, industrial and R-40 zoning districts
- 9) Multiple towers would be permitted on larger parcels of properties at one (1) tower every five (5) acres.
- 10) Lighting – Wind Turbine Systems shall not be artificially lighted, except as required by the FAA.
- 11) Non-certified Wind Turbine Systems are not permitted.

Staff was directed to include the requirements highlighted in the discussion into the proposed amendment for future consideration by the Planning Commission.

Item #4 Commissioner Comments.

Gregory reported the Courtyard by Marriott is scheduled to open on January 22, 2010. A schematic site exhibit of the new Goodlettsville Library was presented. The new library is scheduled to open in the summer of 2011.


Jim Galbreath, Chairman


Vicky Ignatz, Planning Assistant