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August 22, 2019

Hector Soto
Planning Division Manager
City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, MO 64063

Dear Mr Soto,

I am writing in regard to Proposal #PL2019247, the installation of solar panels at 701 NW Main Street. My wife and I own the residence immediately south of this location, on the southeast corner of the Chipman Road and Main Street intersection. Despite having a Main Street address, our home's primary entrance faces Chipman Road and the property in question. Our living room has a 6'x4' picture window that would look out directly at these solar panels. (See attached photo.)

First, let me clearly express my support for municipal efforts to employ alternative, renewable sources of energy. That is a fiscally and environmentally sound move. However, I wish to share three concerns my wife, Sarah, and I have about this project:

1. If the proposed solar panels are angled to the south, as is typical, sunlight is likely to reflect off these panels directly into our house at certain times of day.
2. This project could potentially affect our property value. Looking out at a large industrial installation could be considered much less desirable than the park-like greenspace that currently occupies that area between Main Street and Douglas Street.
3. What considerations have you given to winter sledding on this parcel? Anytime the hillside is snow-covered, we routinely observe numerous children and families sledding, sometimes dozens at a time. While not officially part of Lea-McKeighan Park, this area clearly a wintertime recreational venue our city residents value greatly. I would hate to see this project prevent that welcome activity from continuing safely.

Fortunately, I believe there is a viable, affordable, simple solution to all these concerns. I ask you to consider incorporating a solid privacy fence around these panels of sufficient height to block them from view across Chipman road and provide a safer barrier between the panels and recreational sledders that use the property.

Thank you for your time. I hope my views are useful as this project moves forward.

Respectfully,



Peter J. Zilliox



View to north from inside 617 NE Main Street