

**PENNSBURY PLANNING COMMISSION MINUTES  
MAY 9, 2012**

Chairman Bob Crandell called the meeting to order at 1 p.m. Present were: Bob Crandell, Margo Leach, Chip Horne, Dennis Smith and Kathleen Howley. The minutes were approved as amended.

**Brandywine Creek Greenway Concept Plan Draft** – The draft was submitted to the township for a final review by Shelia Fleming from the Brandywine Conservancy. She will be asking the supervisors to pass a resolution in support of this draft sometime in June. Michael Lane and Kathleen Howley have attended meetings this past year on behalf of the township. Michael Lane was present and gave a short summary and background on how this project got started and what is contained in the draft. This is phase I and Phase II, Strategic Action Plan, will start sometime in 2013. The plan identifies a greenway starting north in the area of Honeybrook Borough and travels south to the Delaware border in Pennsbury and Chadds Ford Townships. The plan will also help to support future grants for extended environmental studies. The members thanked Mr. Lane and stated they had no objections to the Plan.

**Agricultural Security District 7 Year Review** – Ms. Howley stated the township is in the process of doing a 7 year review with properties that are listed in this district. This is an opportunity for landowners to change, delete or add to the district. This has been advertised and there is no change recommended for our Ag Security District. The members reviewed the map showing properties that are included and there were no further questions or discussion on the matter. This will also be reviewed by the County Planning Commission before it will be advertised for a public meeting.

**Campanelli Zoning Hearing Board request** – Mr. & Mrs. Campanelli is requesting a variance for the side yard setbacks in order to install an inground swimming pool. The hearing is scheduled for June 7<sup>th</sup>. Members stated they encourage the applicant to conform to the township zoning and there is not enough information supplied in the application to comment further on it.

**Solar Energy Draft Ordinance** – John Snook from the Brandywine Conservancy was present to go over the draft ordinance with members. Members talked about the pros and cons of having this type of ordinance “use by right” or conditional use. It was mentioned that the fee for this conditional use could be less than the stated amount in our resolution because it would not be a complicated hearing and time consuming. Mr. Snook commented that the intrusiveness of solar panels today might not be such in the near future since technology is changing. Panels may become a part of the house like a solar shingle. Glare of the solar panels is a concern and should be sufficiently addressed in the ordinance. Mr. Snook will rework the draft of the ordinance based on comments from the meeting and send out another draft to members for review.

Members agreed they would meet with the supervisors to discuss the Act 537 DEP letter at noon on Thursday, May 17<sup>th</sup>. With no further business the meeting adjourned at 3:30 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary