

**PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 27, 2012**

Chairman Bob Crandell called the meeting to order at 1 p.m. Present: Bob Crandell, Jim Ware, Dennis Smith, Margo Leach, Lynn Luft, Chip Horne and Kathleen Howley. The minutes of Sept. 17th were approved as submitted.

MU Amendment

An amendment to the Multiple Use zoning was proposed to be more reflective of the previous MU language before it was changed in 2004. These changes would also be more in line with the new MU language being reviewed for adoption later this year. This amendment also emphasized the need to provide for onsite sewage. The amendment was circulated to all PC members as well as the Chester County Planning Commission for review. With no further discussion a motion was made to recommend approval of the MU amendment as submitted and all members present were in favor. Motion carried.

Solar Energy Ord Draft #3

Members discussed the pros and cons of making all solar energy conditional use versus by right. The following points were discussed:

1. Discussed how potential glare issues could be handled
2. Cost of conditional use hearings and possible burden on property owners. How can we this less burdensome for the property owner. Does CU need to have a court reporter attend?
3. Change ordinance to read "property owner" and not applicant
4. Visual impact on neighbors
5. Industry is changing and future improvements may negate the visual impact.

With no further discussion a motion was made by Bob Crandell that all solar energy requests be conditional use. Jim Ware seconded the motion. Discussion followed. All in favor: Lynn Luft, Bob Crandell, Jim Ware, Dennis Smith. Opposed: Chip Horne, Margo Leach. Motion passed.

Margo Leach made a motion to change solar energy requests to "use by right" if the solar panels are not in the public view. The motion was seconded and discussion followed. All in favor: Margo Leach, Chip Horne, Dennis Smith. Opposed: Bob Crandell, Jim Ware, Lynn Luft. Motion did not move forward.

Ms. Howley reported that there was a lot line subdivision submitted by Zach Davis for his property on Cossart Road. It will be reviewed by the CCPC and Matt Houtman and will be on the PC agenda when review letters are received. With no further business the meeting adjourned at 2:50 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary