

**PENNSBURY PLANNING COMMISSION MINUTES  
SEPTEMBER 10, 2019**

Chairman Dennis Smith call the meeting to order at 5:30 p.m. Present: Dennis Smith, Jeff Streitl, Jim Ware, Lynn Luft, Corinne Murphy, Mike Clements and Kathy Howley. The minutes of 8/27/19 were approved as submitted.

**Emily Smith 2 Lot Subdivision (lot line change)** Matt Houtman was present to go over his review letter dated September 6, 2019. Emily Smith owns two adjacent lots and she is taking 2 acres from one lot and adding it onto her lot to give her more room for the placement of proposed solar panels which will provide electricity to her large historic manor house. The solar panel installation will be reviewed by the township at a later date during a conditional use hearing. Mrs. Smith and her engineer Jake Diem from Regester Assoc. were present.

The following was noted:

1. The original subdivision plans for Fair Hill has a note placed on it stating there will be no further subdivision of these lots. The HOA documents have similar wording. It was agreed that township solicitor Tom Oeste offer a legal opinion as to whether or not the supervisors can approve a subdivision of lots even though this will not create another building lot. Township Engineer Matt Houtmann will forward all information to Mr. Oeste for his opinion. Mr. & Mrs. Crandell who live on Shadow Lane in Fair Hill object to the proposed subdivision and believe the township should adhere to the notes on the approved plans.
2. Mrs. Smith confirmed that the septic system for the manor house is towards the back of her property near the lot line.
3. Acknowledged the receipt of the County Planning Commission review letter.
4. Mrs. Luft stated the proposed panel installation will impact the historic house on the adjacent lot that Mrs. Smith owns and this should come before the Historic Commission for review. Mrs. Smith will appear at the upcoming Historic Commission meeting on 7/12/19 for further discussion. She also agreed that if the subdivision goes through, the new deeds for these two lots will state "no further subdivision of the lot".
5. The plans submitted contain the placement of the proposed solar panels. This should be taken off the plans which will be done.
6. The plans note that no construction will be done but the installation of the proposed panels should be considered construction.

No action was taken and members will revisit this plan at the next PC meeting on September 24<sup>th</sup>.

With no further business the meeting adjourned at 6:40 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary