

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 22, 2019**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Lynn Luft, Dennis Smith, Jim Ware, Mike Clements and Kathleen Howley. The minutes of October 8, 2019 were approved as submitted.

Jetpoul request for conditional use hearing to install solar panels on roof – The request for a conditional use hearing to install solar panels was received by the township. The hearing is tentatively scheduled for November 20th before the Board of Supervisors at 6 p.m. This will be advertised and adjoining property owners will be notified of the hearing by US mail. Dennis Smith described the process for a CU hearing and the role the Planning Commission plays in the process. Members will make a recommendation to the Board of Supervisors and are not the decision makers.

Mr. Dunzik, architect, reviewed the design and testing of the system with members. Mr. & Mrs. Jetpoul were also in attendance acknowledging their desire to have the panels installed by Momentum Solar. Mr. Dunzik stated the panels will be installed on the back of the roof only facing the backyard. It does not appear that the panels will be seen by neighbors. PECO has approved the application and the system cannot exceed 125% output. A rapid shutoff system is included in the case of an emergency. Mr. Dunzik reviewed our ordinance with respect to what was submitted in the application package. The system being installed is an average size and has a 25-year life span. The panels include a glare coating material and appear all black when installed on the roof. They can do a glare study. The reflective angle goes into the woods in the back. There is a company that will do the monitoring of output. This is a leased system and the company can dispatch someone if there is a problem. There is a financial benefit to the property owner as well as a benefit to the community with a decrease in demand by users of electricity in the area.

Dennis Smith moved to recommend support of the application with the following conditions:

- 1. Neighbors be notified of the hearing and encouraged to attend.**
- 2. A glare study be performed and results disclosed.**
- 3. The lack of objections from neighbors regarding visual impact of proposed panels.**

The motion was seconded. There was no further discussion. A vote was taken and 3 members were in favor and 1 against. Motion carried.

Jennifer Linton has applied for a variance to the Zoning Hearing Board. She owns a lot with steep slope and in order to build a house needs relief. Ms. Howley stated she is waiting to hear from Ed Foley a hearing date. This application will be discussed at the next PC meeting on November 12th and Ms. Howley will notify Mike Lyons, attorney for Ms. Linton. Mrs. Luft stated the Historic Commission is looking at 3 more properties to add to the HC survey in addition to the Hall property. The HC will discuss these properties at their next meeting on November 7th.

With no further discussion the meeting adjourned at 7:30 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary