

**PENNSBURY PLANNING COMMISSION MINUTES
MARCH 10, 2020**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Jeff Streitell, Dennis Smith, Corinne Murphy, Lynn Luft, Mike Clements and Kathleen Howley. The minutes of February 25, 2020 were approved as submitted.

ZO SOLAR ENERGY – The Planning Commission was asked by the Board of Supervisors to consider an amendment to this ordinance that would make it more attractive for residents to consider solar energy without having to apply for a conditional use hearing. Mike Clements did some research and the following was noted and discussed:

1. Solar “systems” provide power to housing and not individual products. International and residential building codes (ICB & RCB) regulate the large systems. Smaller items such as electrical panels for heating pools or hardscape lights are not regulated. However, at what point does regulation come into play when residents have multiple small grids in their yards? Maximum panel size for cumulative effect.
2. No need to regulate small items but identify what type of solar applications require a building permit versus one that maybe ground mounted or size of unit being large that would require a conditional use hearing.
3. There can be roof mounted systems that aren’t CU candidates. Consider ZO language such as “facing street” vs “visible from street”.
4. Include a checklist in amendment for applicant submission. What should the submission include, what township forms?

Based on the discussion, Mike Clements will draft items for our next discussion on this issue.

The township received a ZHB application from Janet Zebley requesting a variance to erect a garage in her side yard in front of the house façade. This will be discussed at the next PC meeting on March 24th as well as the roof mounted solar application for 26 Colonial Way. Members will conduct a site visit to this address on March 19th at 11 a.m.

With no further business the workshop concluded at 7:40 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary