

**PENNSBURY PLANNING COMMISSION MINUTES  
JANUARY 26, 2021**

Chairman Dennis Smith called the virtual meeting to order at 5:30 p.m. Present: Dennis Smith, Corinne Murphy, Jeff Streitl, Lynn Luft and Kathleen Howley. The minutes of January 12, 2021 were approved as amended.

**ADAMS Reverse Subdivision** – Dennis Smith gave a summary of what has been reviewed on the minor subdivision. Township Engineer Matt Houtman submitted a letter dated January 14, 2021 and it was reviewed with Mr. Houtman who was present. Mr. Adams, also present, stated he was eliminating the lot line between his lot and the second lot which he purchased from his sister. The land was previously owned by his parents and a lot given to him and his sister. Since he now owns both lots, he wanted to reduce it to one lot for estate planning purposes. Mr. Adams stated he has had the plans revised by Register Assoc. addressing items noted in Mr. Houtman’s letter. The Chester County Planning Commission review letter has not been received by the township. With no further discussion, Jeff Streitl moved to recommend approval of the subdivision with the condition that all outstanding items in Mr. Houtman’s letter be addressed and receipt of the County Planning Commission comments. Mrs. Luft seconded the motion. A vote was taken and all were in favor. Motion carried. Mr. Adams will appear at the February 17<sup>th</sup> supervisor’s meeting for their approval.

**SOLAR ORDINANCE AMENDMENT** – Kathleen McCaig and Grant DeCosta from the Brandywine Conservancy were present to discuss the Planning Commission’s work on amending the Solar Energy Ordinance to simplify and streamline the process for the township as well as the applicant. Dennis Smith gave a summary of why we are reviewing the ordinance. Solar energy applications have not been numerous over the last 9 years and the township has just recently seen a flurry of applications in the past two years. The Board of Supervisors have asked the PC members to review the regs. There was discussion about when a glare study is might be needed and how to interpret the study. Grant DeCosta stated that glare was not an issue in the Conservancy’s model solar ordinance. Also mentioned was impervious surface for ground mount panels as well as what the township requires for a proper application submission.

The role of the Brandywine Conservancy will be:

1. Provide some free technical assistance included in our membership
2. Review township solar ordinance
3. Review nearby Township solar ordinances
4. Make recommendation for BMP’s and what the solar industry currently offers

Members thanked Kathleen and Grant for their attendance and look forward to receiving their recommendations. The next PC meeting will be February 23, 2021 via GoToMeeting.

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

Respectfully submitted:

Kathleen Howley  
Recording Secretary