

**PENNSBURY PLANNING COMMISSION MINUTES**  
**JULY 27, 2021**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Dennis Smith, Lynn Luft, Jeff Streitl, Mike Clements and Kathleen Howley. The minutes of June 22, 2021 were approved as amended.

**Ellsworth ZHB request** – Mr. & Mrs. Ellsworth were present to explain why they are requesting relief for the height and size of a proposed barn. Their house is being built off of Stockford Road and they would like to add a barn to house all of their equipment for the care of their 10-acre parcel. They presently have their equipment in storage. They enjoy taking care of their own property and need more space for equipment. The ordinance calls for 600 SF and 15 ft height restrictions. They are requesting to build an 816 SF barn with height of 18 Ft. The cupola is not included in the proposed height. The Board of Supervisors voted last week at their public meeting to remain neutral with the condition that the Planning Commission had no objections. Dennis Smith stated members had made a site visit and Mr. & Mrs. Ellsworth were present. At that time the distance measured from their house to their neighbor, Mr. Henley, was approximately 530 feet. No Historic Commission review will be necessary.

With no further discussion a motion was made to support the application and motion was seconded. A vote was taken and all were in favor. Motion carried.

**Solar Ordinance Amendment draft** – Mike Clements reviewed with members portions of the draft that need additional discussion. He noted the following:

1. Design specs – need clarification. The fire company should look at specs. Solar panels should not come to the edge of a roof but should be at least 2 ft in for firemen to walk on in case of fire.
2. Roof mount criteria – more clarification
3. Ground mount criteria – more clarification
4. Small solar units are exempt – no permit necessary. A discussion followed as to how large of a panel/board would be allowed before a permit might be necessary.

It was suggested that Mike Clements talk to Matt Houtmann asking him to review the draft and offer comment on the technical points that need to be clarified.

Lynn Luft stated two sections of the Historic Ordinance need revising (minor changes) and if Tom Oeste could include these changes when the solar amendment is ready to be advertised for adoption.

The next PC meeting will be August 24<sup>th</sup> and the Centreville School subdivision is on the agenda.

With no further discussion the meeting adjourned at 7:40 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary