

PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 24, 2021

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Mike Clements, Jeff Streitel, Lynn Luft (by phone), Engineer Matt Houtmann and Kathleen Howley. The minutes of July 27, 2021 were approved as amended.

Centreville School Subdivision Review – Mike Clements recused himself for this topic. Broderick Harrison, Tom Schreier from Hillcrest Assoc. and Attorney Marc Kaplan were present to discuss Mr. Houtmann's second review letter dated August 17, 2021. Mr. Kaplan stated he thought the plan had a clean review from Matt with only a few items to be discussed. The issue of legal access to Raintree Road for lots 2 & 3 was still not resolved and Mr. Kaplan and Mr. Oeste would continue to discuss the issue. Mr. Kaplan stated that Mr. Harrison is in agreement to share in the cost of maintenance of Raintree Road for lots 2 & 3. His client will also comply with the mitigation noted in the Historic Impact Study authored by Bob Wise. His client will not deed restrict the back of lots 2 & 3. Mr. Baldwin asked if the plans were reviewed by New Castle County, Delaware since the septic systems are located in Delaware. This will have to be confirmed.

Dennis Smith moved to recommend that the Supervisors approve the plan subject to the following conditions:

1. Resolution of all disputed legal matters pertaining to Raintree private roads/right of way including compliance with Section 511 of the SLDO regulating private roads.
2. Compliance with mitigation noted in the Historic Impact Study.
3. Resolution of all other items in Mr. Houtmann's review letter dated August 17, 2021.
4. The location of the septic systems on lots 2 & 3 are located on lands in the state of Delaware. New Castle County, Delaware review and comments are requested.

The motion was seconded by Jeff Streitel and a vote was taken. All were in favor and the motion passed. Another letter requesting an extension for review will be submitted by the applicant. The existing extension expires September 21, 2021.

Shipe CU Solar Panel request – Sam DeMarco from Power Home Solar was present representing the Shipe Family to explain the solar installation. There are 12 panels on the front of the house as well as 12 panels on the rear. The front of the house gets the most sun exposure and representing 69% of power while the back is at 31%. He was informed by members that front panels visible from the street are not allowed in our ordinance. Mr. DeMarco stated Mr. Shipe is talking to his neighbors now to get their support. Members asked if a ground mount would be possible and he said PECO does not like ground mounts in this area and he believes they would not give authorization. Mr. Demarco was also informed of the requirement to demonstrate the visual impact of the proposed panels from adjacent properties and from the street. They are in the process of getting PECO approval for the proposed system. Members suggested Mr. DeMarco go back to Mr. Shipe and discuss alternatives and get back to the township with his findings. The hearing is scheduled for 6p.m. on September 15th. The owner may ask for a postponement if they can come up with another plan. No vote was taken by members. Mr. Shipe can decide to move forward with his application as is and see what the Supervisors say about the solar installation plan. The next PC meeting is 9/28/21.

Petrik/Uejima request for Zoning Hearing Board – Gabriella Petrik and Tetsu Uejima living at 102 Anthony Way were present to discuss their request for a zoning variance to increase their impervious coverage from 18% to 22.06% with the addition of hardscape patio, deck and walkway. Since the pandemic they are finding themselves more at home and wanting friends and family over to entertain as well as having two daughters in high school who have friends over. This would allow them more space outside which is a healthier environment. A discussion followed regarding the Parker Preserve community and neighbors getting relief from the township to enhance their backyards. With no further discussion a motion was made and seconded to advise the supervisors to remain neutral. A vote was taken and all were in favor. Motion carried.

With no further business the meeting adjourned at 8:15 p.m.

Respectfully submitted

Kathleen Howley
Recording Secretary