

PENNSBURY PLANNING COMMISSION MINUTES
APRIL 26, 2022

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Dennis Smith, Mike Clements, Corinne Murphy, Kay Ellsworth, Alan Matas and Kathleen Howley. The minutes of March 22, 2022 were approved as submitted.

Solar Application for 4 Whitestone Lane, Curtis Johnson – a representative from Terra Solar Robert Santoleri as well as Mrs. Johnson were present. Mr. Santoleri gave a brief overview of the project. Only the number of panels that are needed to cover 100% of electric usage will be on the roof and only on the backside of the house. They will be raised panels to promote cooling and installed according the industry code. They are in the process of obtaining the PECO authorization and expect it to come within the next two weeks. With no further discussion members voted unanimously to recommend approval of the installation with the condition of PECO's approval letter. Tentative CU hearing date - 5/18/22

491 Old Baltimore Pike Sketch Plan – Kevin Sareyka has an agreement of sale for the property with the contingency he obtains approvals to operate his company there. The property is zoned Highway Commercial and entrance/exit is off Old Baltimore Pike. His company helps to create plans for developments and has approximately 12 vehicles that are dispatched during the day and parked on site overnight. The existing ranch house would be his office. He could build a pole barn to house the vehicles or park them behind the house. Dennis Smith commented he has several concerns - parking vehicles overnight and having to go through residential area. The proposed use does not fit the right by use for a professional office building. He stated the use would fit better in our Light Industrial zoning. He would have to ask for variances and file an application for hearing before the Zoning Hearing Board. Mr. Sareyka thanked members for their time. He understands the issues and will have a further discussion with Rusty Drumheller to determine if he wants to move forward with the sale.

Solar Amendment Draft – The final draft document was reviewed by all members. Mr. Clements moved to recommend to the Supervisors to accept the amendment as drafted and sent to members in an email dated April 25, 2022 by Kay Ellsworth. Corinne Murphy seconded the motion. A vote was taken and all were in favor. Motion passed. Ms. Howley will send the draft to Tom Oeste to be sent to the County for their review and comment.

A 4-lot minor subdivision was submitted by Charles Atkins for review and approval. Members received a paper and digital copy. Copies were sent to the County Planning Commission and Matt Houtmann for review and comment. It was also noted by Mr. Smith that Mr. Sanford will be submitting a plan to change the second entranceway on the **Windmill Hollow** subdivision. A copy will be forthcoming and this will be on the May 24th agenda. Ms. Howley stated the Township will be working with General Code to update township ordinances. Mike Clements submitted some discrepancies he found in the ZO that will be addressed during this review.

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

Respectfully submitted: Kathleen Howley, Recording Secretary