

PENNSBURY PLANNING COMMISSION MINUTES
MAY 14, 2019

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Dennis Smith, Corinne Murphy, Lynn Luft, Jim Ware, Jeff Streitel and Kathleen Howley. The minutes of April 23, 2019 were approved as submitted.

O’Hair 3 lot Subdivision Sketch Tom Schreier from Hillcrest Assoc. was present to discuss the proposed 3 lot subdivision. The O’Hair property consists of 30.8 acres which are being divided into 3 lots. Their main house will have 15.062 acres, 5.8 acres will be added onto an existing neighboring lot which has a home on it and the third lot will be 10 acres with no improvements on it. The end result will create 3 lots all of which are 10+ acres and will be able to stay under Act 319. The existing driveways will be used. No new driveways will be planned for. There is an existing service road off Stockford Road that will be used for access to Lot 2 on Fairville Road. This road will adhere to our driveway regulations. Members had no further questions about the proposed subdivision. Mr. Schreier said he would proceed with the preliminary/final plans and submit for review within the next few weeks.

Mr. & Mrs. Smith – Solar panel proposed installation – Fair Hill Drive – Mr. & Mrs. Smith were present to discuss their upcoming conditional use hearing for the installation of ground mounted solar panels. They have a large manor home and utility expense is very high. They are looking to reduce their costs and have contracted with a solar panel firm HomeRenu. The Planning Commission reviewed their plans in order to advise the Supervisors. Dennis Smith explained the conditional use process and what the applicant is expected to submit for a proper hearing. Representatives from Home Renu were present and stated the following:

1. The panels will be black on black – 208 panels. 30-degree slant once mounted and height should not exceed 10 feet. Panels will be 2’ 6” off ground and there is not much glare. There is no growth underneath the panels.
2. 30% tax credit available to homeowner. The homeowner will own the panels once installed.
3. System will produce 105% energy. You can bank hours in good weather season. Systems produced 190,000 KW/yr.
4. Homeowners insurance would cover any damage to panels from weather

There is no setback noted on the plans and placement of the panels on the property was not clear. Mr. & Mrs. Smith did say they would consider landscaping and fencing around panels. Jim Ware questioned whether or not this amount of energy was necessary to supply electric to the house. Residents were present objecting to the size and placement. They feel they will be able to see the panels and especially during winter months when there are no leaves on the trees. They believe this is a commercial operation and not suitable for their neighborhood. The Planning Commission members requested more information on the following:

1. Placement of panels and setbacks noted. Please stake the property where the panels would go
2. Additional landscaping
3. Confirmation of “no glare”

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Mrs. Smith expressed some concern also and would like to go over things again with the contractors and hear more from the residents. Since her husband will be going out of town tomorrow, she would like to postpone the hearing to another date. PC members agreed this would be a good idea. Ms. Howley will notify the supervisors and cancel the meeting for 5/15/19. Mrs. Smith will reschedule with the township when ready.

The PC meeting on May 28th is cancelled in light of the upcoming holiday. The next meeting will be June 13 at 5:30 p.m. With no further business the meeting adjourned at 7:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary