

PENNSBURY PLANNING COMMISSION MINUTES
MAY 26, 2020

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Dennis Smith and Kathleen Howley were present. Members Corinne Murphy, Jeff Streitel, Mike Clements, Lynn Luft and Jim Ware were on the conference call. The minutes of March 10, 2020 and the workshop minutes on May 5, 2020 were reviewed and approved as submitted.

Janet Zebley Zoning Hearing Board Request – this request was submitted to the township March 9, 2020 and because of the Covid-19 virus, had to be postponed. The hearing is now scheduled for June 29, 2020 and members have received copies of the submission and will review with the applicant. Dennis Smith went over the procedure for review of ZHB hearing applications. Present was Janet Zebley and Jeff Janny. Ms. Zebley is requesting relief to erect a detached garage in her side front yard because of the steepness of the property behind the house. She went over with members the 4 variances requested; structure will be less than 60 ft from road, in front yard, closer to road than principle dwelling and combined square footage will be greater than 600 sf. Ms. Zebley and Mr. Janny are engaged and need the additional space since the present garage will be converted to dwelling space. The extreme steep slope behind the house prohibits building a garage and her septic system is in that direction. She intends to add shrubs and trees around the structure and materials will be chosen for the garage to blend in with the historic home. She received support emails from all her neighbors. The present shed on the property is 456 sf and has a dirt floor. Mrs. Luft asked that the contour lines on one of the photos be more visible and showing the proposed landscaping on the plan would be helpful at the hearing. She also expressed concern regarding the storm water management which will be submitted with the building permit application. With no further discussion a motion was made to advise the supervisors to support the application and the motion was seconded. A vote was taken. 5 were in favor and one against. Motion carried.

Mortazavi CU request for solar roof top panel installation – Mr. And Mrs. Mortazavi were present along with installer rep from Powerstream, Isidoro Brunori. Jonas King is the project manager. Dennis Smith explained the process of review for a conditional use hearing. Mr. Mortazavi stated the reason why they want solar is to reduce their electric bill as well as it being a sustainable energy system. They will own the panels and there is a 25 yr warranty. They have a pool, large home and electric cars. PECO has approved the installation. Parker Preserve HOA met last fall and they received 17 votes for allowing the solar panel installation. This exceed the 50% of 30 homes in the HOA. Their immediate neighbors are in favor of the roof top panels which will be on the back of the house and not the front. Members agreed that it would behoove Mr. Mortazavi to get in writing the approval of the neighbor who might be most affected by possible glare. He lives at 24 Colonial Drive. Mr. Mortazavi also stated they would plant additional trees extending their tree line between them and their neighbor at #24. Mr. Brunori, Powerstream, reviewed the glare report with members. He stated any glare would be minimal and only during two months of the year. Mr. Oeste will be sending letters out to neighbors advising them of the CU hearing date and time. With no further discussion Lynn Luft moved to advise the BOS to support the application subject to receiving a letter of support from the owners of 24 Colonial Drive. Jeff Streitel seconded the motion. A vote was taken and all were in favor. Motion passed.

Dennis Smith went over upcoming agenda items and project for future meetings. The township is waiting to hear from Ryan Jennings, attorney for the MacMains regarding their Zoning Hearing Board request. With no further discussion the meeting adjourned at 7:30 p.m.D

Respectfully submitted: Kathleen Howley, Recording Secretary