

**PENNSBURY PLANNING COMMISSION MINUTES  
DECEMBER 3, 2020**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. A virtual meeting was held and present were Dennis Smith, Mike Clements, Jim Ware, Jeff Streitl, Corinne Murphy, Lynn Luft and Kathleen Howley. The minutes of October 27, 2020 were approved as submitted.

**PATEL SOLAR CU APPLICATION** – David Light, Tesla representative and Ashik Patel were present to continue discussion on the solar application. The hearing will be held on Thursday, December 10, 2020 at 6 p.m. Dennis Smith gave an overview of the discussion from the last Planning Commission meeting and why members voted not to recommend support to the Board of Supervisors. Members had questions about the glare study and panels on the front of the house which can now be addressed by Mr. Light. Mr. Light stated that there would be no sun glare with these panels. Mrs. Luft asked if any reflection would harm tree leaves and he responded it would not. Our regulations do not permit panels on the front of the house which can be viewed from the street. There are 18 panels proposed for the front and 30 for the back roof. The homeowner, Mr. Patel will own the panels and he has a 20 year contract with Tesla to maintain the panels. If he moves before 20 years are up, since he owns the panels, he can take them with him or negotiate with the new buyer of the house. Mr. Light stated if he would not be able to place panels on the front roof, this would reduce his energy by 1/3. Each panels produces 340 watts. In order to make up for front panels, he would have to buy more panels for the back roof. Dennis Smith asked Mr. Light to send some pictures of other roof installations that they have done which he said he would. Mr. Patel said he contacted all of his neighbors and got a positive response from all of them except one who gave no response. Tesla does not do ground mount solar installations. With no further discussion, members thanked Mr. Patel and Light for attending.

**Solar Energy Proposed Amendments** – Mike Clements distributed additional information for discussion on proposed amendments to the solar energy ordinance. Members confirmed that there should be no structures in the front yard and roof top solar panels should not be visible from the street. It was agreed that roof top panels should be a building permit only with review and approval by Planning Commission as well as Supervisors. Ground mount panels should continue to be a CU process. Ms. Howley stated the Brandywine Conservancy can help finetune the draft once it is finalized and she will arrange for this. Mike Clements asked members to send him their comments on what they would like to see for roof versus ground mount panels. He will incorporate that into the final draft.

Dennis Smith stated the next meeting will be December 15<sup>th</sup> and the Hall Final Subdivision is tentatively on the agenda. With no further business the meeting adjourned at 7:45 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary