

**PENNSBURY PLANNING COMMISSION MINUTES
FEBRUARY 23, 2021**

Chairman Dennis Smith opened the virtual meeting at 5:30 p.m. Present were Dennis Smith, Lynn Luft, Corinne Murphy, Mike Clements, Jeff Streitl and Kathleen Howley. The minutes of the January 26, 2021 meeting were approved as submitted. Also present were Kathleen McCaig and Grant DeCosta from the Brandywine Conservancy.

PROPOSED ZO SOLAR ENERGY AMENDMENT – Discussion continued with the Kathleen McCaig and Grant DeCosta on solar energy regulations. Kathleen submitted a report on their findings and recommendations for members to review and discuss. She pointed out the following:

1. She commended the PC for trying to make solar energy more assessable to residents and streamlining the process. The solar energy continues to evolve giving an example of solar shingles that can be roof mounted.
2. There are 3 categories for members to consider: A. small/medium units that do not have to be permitted like solar lighting around a pool. She suggested this type of information can be put on our website so residents can determine up front if they need to get a permit or not. B. ground mount which requires a CU. C. Roof mount panels which would require a building permit.
3. Kathleen pointed out that Principal Use is permitted in the LI district and this is a CU application.
4. In the ZO there is accessory use for ground and roof top mounts.
5. Materials to be submitted in application – she suggested eliminating the glare study. It is their opinion that this is not an issue in the industry anymore and also referenced some studies to enforce this opinion. If there are problems with glare, the responsibility is on the homeowner and the solar company to work it out.
6. Impervious coverage – ground mounts should factor in this for the lot. Have Tom Oeste approve language.
7. Rooftop mounts – ask the local fire company if they have any comments. Restrictions on seeing the panels from the street should be legally defensible. Historic Structure should have this restriction covered in their regs.
8. Kathleen pointed out there are three township links noted at the end of their document for members to review for additional information. She will also send additional links to Commission members.

The next step – review with township solicitor, read the list of resources included in their memo and continue discussion on issues not resolved. Members thanked Grant and Kathleen for their work.

Members discussed having a workshop on March 9th to continue solar energy discussion. Mike Clements stated there are 5 issues that need more discussion in order to wrap up the work on the amendment. He also noted that it would be beneficial to meet in person in the Harris Room. Members agreed. It was determined that March 23rd would be a better date and solar will be on the agenda. There will not be a March 9th meeting.

Jeff Streitl submitted the draft of the annual 2020 PC report to members for comment. Members thanked Jeff for the good work and had no further comments. Jeff will send the report to the Board of Supervisors. With no further discussion the meeting adjourned at 7 p.m.

Respectfully submitted: Kathleen Howey, Recording Secretary