

PENNSBURY PLANNING COMMISSION MINUTES
FEBRUARY 28, 2023

The meeting was called to order at 5:30 p.m. by Vice Chair Kay Ellsworth. Present: Kay Ellsworth, Jeff Streitl, Mike Clements, Alan Matas and Kathleen Howley. The minutes of January 24, 2023 were approved as submitted.

1676 Waterglen Solar CU application – Property owner, Mr. Drummond was present to explain to members why he proposes to have installed solar panels on the front of his home. Ms. Ellsworth explained the process of CU to him and stated that members are an advisory commission to the Supervisors and they are not the deciding body for the application. Mr. Drummond stated the following:

1. Utility bills are rising and he can save \$50,000 over a 25-year period. He supports clean renewable energy.
2. They plan on re-roofing with black asphalt shingles and the panels are no glare black.
3. All panels will go on the front because it faces south. No panels on the back. If he were to be limited to back roof panels only, energy produced would be 47% as opposed to 100% on front.
4. HOA has approved the installation and his neighbor across the street has solar panels installed about 15 years ago.

Members asked to see a picture and sample of the panels to be installed which he said he can get. Also, a copy of the HOA approval letter as well as PECO letter would be helpful and any support letters from neighbors. Since the application was lacking important information the members could not comment further and no vote was taken. It was suggested that Mr. Drummond review our solar ordinance as well as getting a copy of the solar checklist (Ms. Howley gave him a copy) and come back to the PC for their March 28th meeting so they have more information. This most likely would put the hearing into April. He could go forward without comment from the PC and make his presentation to the Supervisors on March 15th which is the tentative date for the hearing. Mr. Drummond stated he would like to think about that and would contact the township tomorrow to let us know how he wants to proceed.

Hosbach ZHB revised plans – the proposed revised plans for the utility barn at 10 Hillendale were reviewed by members. The barn's size has been reduced to 942 sf from 1200 sf, height reduced from 25 ft to 17 ft. Ms. Ellsworth summarized the presentation Mr. Hosbach made at the Supervisor's meeting on February 15th and that board asked the PC for further input based on the change in the plans. After much discussion the members voted unanimously to :

1. Recommend support for the location variance as long as the size and height of the structure adheres to our current ordinances.
2. Recommend support for the following variances: size of 942 sf and 17 ft height if location conforms to current setback ordinance.

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Ms. Ellsworth reported that she, Dennis Smith and Kathy Howley talked to the County Planning Commission regarding the Vision Partnership Program and their cash grant for assistance in reviewing and possibly amending our ordinances regarding trees and riparian buffer zones. Ms. Howley talked to Grant DeCosta at the Brandywine Conservancy to get a cost estimate for assistance in writing the grant as well as being the consultant on the project. She will follow up with Mr. DeCosta. The deadline is March 17th and there is another round of grants in this program in the Fall in case we cannot make that date.

Corinne Murphy submitted a draft of the annual Planning Commission report to the Board of Supervisors.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary