

PENNSBURY PLANNING COMMISSION MINUTES
MARCH 28, 2023

The meeting was called to order by Chairman Dennis Smith at 5:30 p.m. Present were Alan Matas, Dennis Smith and Kay Ellsworth. The minutes of February 28, 2023 will be reviewed at the April meeting.

TRAMMEL LOT LINE CHANGE 508 Hillendale Road – Tom Schreier, Hillcrest Assoc. attended by phone. Mr. Houtman’s review letter dated March 17, 2023 was reviewed with no major outstanding issues being noted. Dennis Smith moved to recommend approval of the plan with the condition that all outstanding issues noted in Mr. Houtman’s letter dated March 17, 2023 are resolved. Members present concurred. Mr. Schreier will be at the Supervisor’s April 19th meeting seeking approval for the plans.

1676 WATERGLEN DRIVE SOLAR CU APPLICATION- Homeowner, Mr. Drummond was present and is seeking a recommendation from members for the installation of solar panels on the front of his home which faces south. He stated placing panels on the back roof would be a decrease of 47% energy. The HOA has no objection and Mr. Drummond reported that his neighbors do not object, either, although nothing has been given to the township in writing. He stated his adjacent neighbors’ homes face away from his home and are surrounded by trees, so they would not be able to see the roof. He also said he would be updating his roof with black shingles to blend with the solar panels. There is an open question as to whether his roof will have to be upgraded to meet weight loads for the solar panels. Mr. Drummond shared a local roofing company’s statement that the roof “is in very sound condition,” but the PC noted that this did not address the solar panel load issue. Ultimately, this will be reviewed by Mr. Drumheller when a building permit is submitted. A discussion followed as to the township’s application process. Members would prefer to have actual photos with an address and information on installations completed in our area using the proposed REC panels vs. the installed solar panel photos presented by the homeowner, which appear to be marketing materials. Mr. Matas suggested it might help his CU application if he would get in writing the support of his neighbors. Mr. Smith stated he does not have a solution in mind for Mr. Drummond that would have him complying with our ordinances and Mr. Matas agreed. Ms. Ellsworth stated she has a hard time seeing any visual mitigation that would make his application comply with our ordinances. Even though the adjacent homes generally face away from the Drummond house, those neighbors will see the solar panels when they leave their cul-de-sac and others will see the panels when they walk or drive by. And, unlike another recent solar CU application in the township, the Drummond property is level with the street and the front roof is steeply pitched, so the panels would not be screened from view from the street or cul-de-sac. Members could not support the application. The conditional use hearing is scheduled for April 6, 2023 at 6 p.m. in the township building.

With no further discussion the meeting adjourned at 6:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary