

**MINUTES**  
**PLANNING COMMISSION MEETING**  
**August 11, 2015**

The Planning Commission met on the above date in the East Conference Room of the Downingtown Municipal Government Center at 7:00 p.m. Members present: Chairperson Steve Henning, Steve Miller, Matt Ryan, Eileen Moyer, William Doyle, Borough Engineer Tom Yuhas & Planning Commission Secretary Deb Lammey.

**Approval of Minutes**

Matt Ryan made a motion to approve the minutes of July 14, 2015, seconded by Eileen Moyer. Ms. Moyer stated the minutes should be corrected to read that Sarah Brown commented “that there are other things needing to be changed”. Motion to approve the minutes with the correction was made by Eileen Moyer and seconded by Steve Miller. Approved unanimously.

**Solar Permits Submitted to Borough Codes Department**

310 N Lake Drive was not in attendance. Deferred for a possible later date.

513 Lincoln Ave – George Hart from Solar States and the homeowners were present to discuss the solar panel installation. A building permit was received but needed to go in front of the PC per the zoning ordinance. PC was concerned mainly over the reflection/glare issues that may arise and if a glare study should be requested for at least the first couple of installations of this type of energy system and George gave the logistics of a glare study. A question was raised as to who will mitigate any corrections should glare be a problem and it would be up to the applicant per the Borough’s Ordinance. Mr. Hart stated that an anti-glare substance can be installed on the panels but will affect the production of the panels. The safety of any firefighters was included in the discussion and answered that once the circuits are shut off the surge output is reduced to 14 volts (less than half of the voltage for the safety standards). There is an 8 year economical return on this type of product and its efficiency has been improved over the past 5-6 years. A motion to approve installation of the solar panels for this address was made by Eileen Moyer and seconded by Matt Ryan. Approved unanimously.

**Engineering & Code Department Update - Yuhas**

- CU application was received for an illuminated billboard but if the billboard at the size requested is to be animated the sign ordinance for the Borough does not allow for this type of approval
- 78 W Lancaster Ave (Anthony’s Pizza) is almost ready. They would like to put up a Pergola similar to the one from Avalon.

**Council Update – Dague**

Phil Dague was not in attendance so no update was given.

**For the Good of the Order**

Nothing noted.

**Adjournment**

Mr. Ryan made a motion, seconded by Steve Miller, to adjourn at 8:20 p.m. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Deb Lamme".

Deb Lamme  
Planning Commission Secretary