

Warwick Township  
PLANNING COMMISSION  
Meeting Minutes  
July 12, 2023

Members Present: Kevin Madden  
Michael Riotto  
Robin Taber

Members Absent: Michael Italia  
Robert Fink

Others Present: Brandy Mckeever, Director of Planning & Zoning  
Skye Sorresso, Recording Secretary  
Will Oetinger, Township Solicitor

**I. Call to Order**

Mr. Kevin Madden called the July 12, 2023, Planning Commission meeting to order at 7:14 pm.

**II. Consider approval of the March 1, 2023, Planning Commission Meeting Minutes**

**Motion by Mr. Riotto to approve the March 1, 2023, Planning Commission Meeting Minutes.  
Seconded by Ms. Taber. Motion passed unanimously.**

**III. Conditional Use Application Review – Venture Solar on behalf of Jose Luis Flores Salas of 1261  
W. Bristol Road requesting solar on the front-facing roof.**

Ms. Mckeever introduced the Venture Solar Conditional Use Application for the Commission's review. On June 9, 2023, the Township received a conditional use application to install twenty-three (23) roof-mounted solar modules at 9.2kw to be mounted on the front portion of the roof associated with a single-family dwelling located in the RR Zoning District. The applicant requests conditional use approval due to the significant loss of production if the panels were to be installed on the rear-facing roof. Rear-facing roof panels would not create significant enough production to offset the utility. She explained that the Planning Commission has been asked to provide a recommendation.

Ms. Daisy Tatum, Senior Project Manager for the applicant, thanked Ms. Mckeever for the introduction. She explained that the applicant recognizes that the Township Zoning Ordinance does not allow for panels on the front-facing roof. A shade report was completed by a professional engineer which indicated that placement of the proposed panels on the permitted rear roof would not generate the necessary amount of energy. She added that the panels would be black-on-black to absorb light and reduce glare.

Mr. Madden inquired about the energy offset if the panels were placed on the rear roof. Ms. Tatum explained that offset would be zero (0) to twenty-five (25) percent and the project would ultimately be disqualified.

Mr. Riotto asked if the abundance of shade on the rear roof was due to shade trees. Ms. Tatum replied that it was due to the orientation of the house.

Mr. Madden asked if Venture Solar had completed other projects in Warwick Township. Ms. Tatum said that they had not.

Ms. Taber requested that the applicant provide photos of other completed projects. They agreed.

Mr. Riotto inquired about emergency access to the roof and the setback of the panels. Ms. Tatum explained that the panels would be set back three (3) feet from the roof's edge and Venture Solar representatives would be available 24/7 in case of emergency.

Ms. Mckeever pointed out that the shade study provided by the applicant did not provide the seal or credentials of a professional engineer. To comply with the CKS Engineers letter requiring the certification of all submitted documentation, Ms. Mckeever recommended the applicant obtain certification of the documents prior to going before the Board of Supervisors.

Ms. Taber asked the applicant if the total height of the building with the four (4) inch panels would exceed the permitted maximum thirty-five (35) foot height. Ms. Tatum stated that it would not.

**Motion by Mr. Riotto to recommend Conditional Use Approval for Venture Solar (1261 W. Bristol Road), subject to compliance with the following:**

- 1. Certification of the submitted documents by a Professional Engineer.**
- 2. Approval by the Township Code Enforcement Officer.**

**Seconded by Robin Taber. Motion passed unanimously.**

**IV. Old Business**

None.

**V. New Business**

None.

**VI. Adjournment**

**Motion made by Mr. Riotto to adjourn; seconded by Mr. Madden. Motion passed unanimously.**

**Meeting adjourned at 7:28 pm.**

Respectfully submitted,



Brandy Mckeever, CZO  
Director of Planning and Zoning