

Pennsbury Township Planning Commission Minutes

November 12, 2025

Present: Dennis Smith, Karen Meloney, George Trammell, Joe Short, Mike Clements, Kay Ellsworth, and Dan Boyle.

Chairperson Dennis Smith called the meeting to order at 5:30 pm.

The minutes of the Planning Commission meeting of October 8, 2025, were presented. Amendments were offered by Mike Clements. A motion to approve the minutes as amended was made by George Trammell, seconded by Mike Clements. The motion was passed unanimously.

Conditional Use Application—21 Stirling Way (Canas & Pouschine)

The application was presented by Rob Santoleri, President of Terrasol Energy, Inc., with property owners Boris Canas and Andrea Pouschine also in attendance. The applicants requested relief to install solar panels on the front elevation of their home.

They explained that the proposed placement on the gray, front-facing roof would maximize solar efficiency due to its southern orientation. While the black panels could be installed on the rear roof or standalone garage—in compliance with the ordinance and with reduced visual impact—those locations would not yield the same energy benefit, and they would have to replace the roof of the garage before they could mount solar panels on it. They also could install the panels as a ground-mounted system behind the home—which would still require a CU but would have reduced visual impact—but that location also would not yield quite as much energy benefit and would increase the cost of the project.

A motion was made by George Trammell recommending that the Board of Supervisors not grant the application. The motion was seconded by Mike Clements and carried unanimously.

It was noted that the applicants were advised to explore alternative installation locations that may achieve compliance and receive Planning Commission support.

Comprehensive Plan Project Process Overview

The project is nearing initiation. The most recent update was completed in 2006. The Brandywine Conservancy will partner with the Planning Commission to undertake the update effort. Planning

Commission representatives assigned to the project team include Karen Meloney, Kay Ellsworth, and Dennis Smith.

The anticipated project duration is 18 to 24 months and will consist of approximately 10 scheduled meetings.

With no further business, the meeting adjourned at 7:10 pm.

Respectfully submitted: Dan Boyle, Recording Secretary