

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 25, 2025

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, November 25, 2025 at 7:00 pm in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Michael Koza

Michael Pagnanelli

Fred Pioggia

Dan Truitt

Also present was:

Kelly A. Krause, Zoning Officer

John Hertzog , BOS Liaison

Nathan Cline, Township Engineer

Mark Thompson, Township Solicitor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders, police, military, and all who protect us.
2. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the June 24, 2025 meeting were approved.

CHAIRMAN'S REPORT –

None

Acknowledge Receipt of New Applications (initial Submission)-

None

OLD BUSINESS –

None

NEW BUSINESS –

1. Zoning Ordinance Amendment Discussion – AI Data Center

Ernest commented that he felt the PC should start to discuss AI Data Centers. Do we need a special ordinance, or should it be in the Industrial Zone? John S. asked if an application came in wouldn't it be in the I1 District? Kelly spoke about all items that would be considered. Noise seems to be a consideration. Power can be supplied from local utilities companies. Water often used for cooling, can be used to produce power for it. Some centers have their own power source which only supplies the data center. Ernest feels there has to be a security item. Mike P feels it is good to have this discussion but doesn't

feel this will come here. He was involved in one in West Virginia. Mike K spoke about ones his company is involved in. He suggested putting it in I1. The power source is a discussion. Ernest explained the process and requirements of nuclear power near residential areas. We should include all the items we can under I1 as a conditional use. Kelly feels the noise ordinance could have some changes for these uses. John H spoke about the noise ordinance.

LIAISON REPORTS

1. Board of Supervisors - John reported that they finalized the WEGO Police agreement. They selected a new Police Chief. They signed off on the 2026 Budget which was balanced. Ernest thanked John for his service.

ANY OTHER MATTER

None

CORRESPONDENCE

None

ADJOURNMENT

There being no further business, John S. made a motion to adjourn the meeting. Fred seconded the motion. The meeting was adjourned at 8:00 pm.

The next meeting will be held on Tuesday December 23, 2025 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary