

# EAST GOSHEN TOWNSHIP PLANNING COMMISSION

East Goshen Township Administration Building  
1580 Paoli Pike, 2<sup>nd</sup> Floor, West Chester, PA 19380

## Reorganization and Regular Meeting Agenda

Tuesday, January 27, 2026, at 7:00 PM

### Planning Commission Members:

Daniel H. Daley  
Ernest Harkness  
William Kaufman  
Michael Koza  
Karen Martynick  
John Stipe  
Dan Truitt

Larry Massaro, BOS Liaison  
Kelly Krause, Zoning Officer/Staff Liaison

### Agenda Items:

1. Call to Order / Pledge of Allegiance and Moment of Silence
2. **Reorganization/Appointments**
  - a. **Motion to nominate candidates for the following seats:**
    - i. **Chairperson**
    - ii. **Vice-Chairperson**
  - b. **Establish Workshop Meeting Schedule (3<sup>rd</sup> Wednesday or 2<sup>nd</sup> Tuesday of the month)**
3. Chairman will ask if anyone is going to record the meeting.
4. **Review of Tracking Log / Determine need for Workshop Meeting**
5. Public Comment on Non-Agenda Items
6. **Approval of Minutes**
  - a. **November 25, 2025**
7. Acknowledge Receipt of New Applications (Initial Submission)
  - a. Subdivision and Land Development Applications
  - b. Conditional Uses Applications
  - c. Zoning Hearing Board Variances
  - d. Ordinance Amendments
8. **Old Business**
  - a. **Zoning Ordinance Amendment Draft- AI Data Centers**
  - b. **Comprehensive Plan Discussion**
9. **New Business**
  - a. **Planning Commission Accomplishments & Goals- Biennial Planning Session on March 10<sup>th</sup>**
10. Liaison Reports
11. Correspondence
12. Announcements
13. Next Meeting – **Tuesday, February 24, 2026, at 7:00 PM**
14. Adjournment

*Bold Items indicate new information to review or discuss.*

<b>East Goshen Township Planning Commission</b> <b>Application Tracking Log</b> <b>January 27, 2026</b>	
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PROJECT DESCRIPTION	Date Filed	Start Date	Twp. Engineer Review	CCPC Review	Conserv. Board Review	Extension Date	PC Deadline Meeting	BOS Deadline Meeting	Hearing Date	Final Action Deadline (90 days)	Comments
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PENDING PROJECTS					

**Bold = New application or action required**

[illegible][illegible][illegible]

**DRAFT**  
**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 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

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

6  
7 **LIAISON REPORTS**

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

11  
12 **ANY OTHER MATTER**

13 None

14  
15 **CORRESPONDENCE**

16 None

17  
18 **ADJOURNMENT**

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

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

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23 Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*

[§ 240-6 Definitions; word usage.](#)

B. Definitions. When used in this chapter, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise.

**DATA CENTER – A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations.**

**The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.**

**DATA CENTER ACCESSORY USE – Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.**

[§ 240-19 I-1 Light Industrial District.](#)

C. Permitted conditional uses. The following principal uses may be permitted in the I-1 District in accordance with § [240-31](#):

**(34) Data Centers in accordance with § 240-31C(3)(xx).**

~~(34)~~ **(35)** Any lawful use not otherwise permitted in the Township.

[§ 240-31 Conditional uses; additional standards for specific principal uses.](#)

C. Standards for conditional uses and special exception uses and certain permitted-by-right uses.

(3) Specific standards for specific principal uses (including but not limited to conditional uses and special exception uses). Each of the following principal uses shall meet the following additional specific standards. In addition, each conditional or special exception use shall meet the general standards in Subsection C(2). The following specific standards shall be met for the applicable use, unless a more restrictive standard is established by another section of this chapter:

**(xx) Data Centers**

**[1] In addition to the Supplementary studies as required pursuant to Chapter 205, Subdivision and Land Development, an applicant shall submit the following:**

**[a] A sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations does not exceed the noise and nuisance regulations of Chapter 156.**

**[b] A vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Uses, or associated equipment will be perceptible to the human sense of feeling beyond the property line.**

**[c] The applicant shall provide documentation from the applicable electric service provider and water service provider certifying that that the necessary capacity is available and that electric service provider and water service provider will serve the Data Center. Known impacts on electric/water rates or availability for other uses directly attributable to the Data Center project shall be noted.**

**[d] If the use is to rely upon nonpublic sources of water, the applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity.**

**[2] Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.**

**[3] Any system designed for cooling and operation of the facility (electricity, water, or other means) will be adequate and will not negatively impact the surrounding region.**

**[4] The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises.**

**[5] No use shall produce any heat perceptible at or beyond the lot boundaries.**

**[6] No use shall emit potentially harmful radiation.**

**[7] The owner of the data center shall provide the Township with an emergency liaison that may be reached 24 hours a day, seven days a week, in the event of an emergency.**

**[8] The owner of the data center shall prepare and file with the Township an emergency response plan which shall be followed in the event of an emergency at the facility.**

**[9] The data center facility and accessory buildings shall be fully screened in accordance with the criteria set forth in § 240-27C(3).**

**EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA, AMENDING AND  
SUPPLEMENTING THE EAST GOSHEN TOWNSHIP  
ZONING ORDINANCE OF 1997, AS AMENDED, IN ORDER  
TO DEFINE AND ADD SPECIFIC REQUIREMENTS FOR  
DATA CENTERS AND DATA CENTER ACCESSORY USES  
WITHIN THE I1 LIGHT INDUSTRIAL ZONING DISTRICT  
BY CONDITIONAL USE, AND TO PROVIDE FOR  
REQUIRED SEVERABILITY, REPEALER AND  
CODIFICATION PROVISIONS.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Zoning Ordinance of 1997, as amended, which is codified in Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended and supplemented as follows:

**SECTION 1.** Section 240-6.B, titled, "Definitions", shall be amended and supplemented to include the following definitions:

DATA CENTER – A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

DATA CENTER ACCESSORY USE – Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

**SECTION 2.** Section 240-19.C(34) I-1 Light Industrial District, Permitted conditional uses, shall be amended and supplemented as follows:



(34) Data Centers in accordance with § 240-31C(3)(xx).

~~(34)~~ (35) Any lawful use not otherwise permitted in the Township.

**SECTION 3.** Section 240-31.C(3), Conditional uses; additional standards for specific principal uses, shall be supplemented as follows:

(xx) Data Centers

[1] In addition to the Supplementary studies as required pursuant to Chapter 205, Subdivision and Land Development, an applicant shall submit the following:

[a] A sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations does not exceed the noise and nuisance regulations of Chapter 156.

[b] A vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Uses, or associated equipment will be perceptible to the human sense of feeling beyond the property line.

[c] The applicant shall provide documentation from the applicable electric service provider and water service provider certifying that that the necessary capacity is available and that electric service provider and water service provider will serve the Data Center. Known impacts on electric/water rates or availability for other uses directly attributable to the Data Center project shall be noted.

[d] If the use is to rely upon nonpublic sources of water, the applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity.

[2] Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.

[3] Any system designed for cooling and operation of the facility (electricity, water, or other means) will be adequate and will not negatively impact the surrounding region.

[4] The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises.

[5] No use shall produce any heat perceptible at or beyond the lot boundaries.

[6] No use shall emit potentially harmful radiation.

[7] The owner of the data center shall provide the Township with an emergency liaison that may be reached 24 hours a day, seven days a week, in the event of an emergency.

[8] The owner of the data center shall prepare and file with the Township an emergency response plan which shall be followed in the event of an emergency at the facility.

[9] The data center facility and accessory buildings shall be fully screened in accordance with the criteria set forth in § 240-27C(3).

**SECTION 4. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 5. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 6. Codification.** General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of Township ordinances and/or codification and to bring the Ordinance into conformity with Township ordinances/codification.

**SECTION 7. Effective Date.** This Ordinance shall become effective on [DATE], 2026 and shall remain in force and effect until otherwise amended by the Township.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Derek J. Davis, Secretary

\_\_\_\_\_  
Cody Bright, Chairman

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Barbara Emery, Vice-Chairwoman

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Peter Hicks, Member

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Ann Duffield, Member

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Larry Massaro, Member

DRAFT

**East Goshen Township Planning Commission.  
Report on 2024 & 2025 Accomplishments and Proposed 2026 & 2027 goals –  
Date March 10, 2025**

**Planning Commission significant accomplishments for 2024 & 2025:**

**Projects Reviewed**

- Conditional Use Application: 1306 West Chester Pike 1344 (BOS Approved 4/16/24)
- Subdivision and Land Development Application: Morstein Road Sketch Plan (PC discussion)
- Subdivision and Land Development Application: Timbermill- 301 Reservoir Road (BOS Approved 6/18/24 and 9/3/24)
- Subdivision and Land Development Application: Millstone Meadows- 1010 Hershey Mill Rd (BOS Approved 9/3/24)
- Subdivision and Land Development Application: 14 Reservoir Road (BOS Approved 9/17/24)
- Preliminary Land Development Application: Enterprise Drive- CTDI (BOS Approved 10/15/24)
- Conditional Use Application: 1671 & 1681 E. Strasburg Road- Connors (BOS Approved 11/19/24)
- Conditional Use Application: 1302 Goshen Pkwy – ZEKS (PC recommended approval 10/22/24 BOS approved on 12/17/24.)
- Note: Malvern Institute Land Development Application has expired with no further action.
- Subdivision and Land Development Application for 1344 Morstein Rd. (Board Approved 12/16/25)
- Subdivision and Land Development Application for 1338 Morstein Rd. (Board Approved 12/16/25)

**Initiatives Completed**

- Revised PC bylaws
- Developed new member information package

**Planning Commission Goals for 2026 & 2027:**

- Support East Goshen Township Comprehensive Plan 2015 ten-year review per Pennsylvania Municipalities Planning Code Article III – Comprehensive Plan.
- Develop Data Center Ordinance.
- Timely review of Subdivision and Land Development Applications and Variances when submitted.