

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 24, 2026

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, February 24, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:

John Stipe - Chairman
Dan Truitt, Vice Chairman
Dan Daley
Ernest Harkness – on phone
William Kaufman – on phone
Michael Koza
Karen Martynick

Also present was:

Kelly A. Krause, Zoning Officer
Larry Massaro , BOS Liaison
Ann Duffield, Supervisor

COMMON ACRONYMS:

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	<i>ZHB – Zoning Hearing Board</i>

FORMAL MEETING – 7 p.m.

1. John 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 and military.
2. John 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 January 27, 2026 meeting were approved.

CHAIRMAN’S REPORT –

None

ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS (INITIAL SUBMISSION)-

1. Subdivision and Land Development Applications
a. 949 & 951 Cornwallis Dr. Sketch Plan – Linda Layer spoke for Geoffrey and Nancy Fay. She explained that there are two properties in the R2 zone which requires one acre. They want to allow a flag lot for access to the larger house then subdivide into two lots. The smaller house will be demolished. They are on public sewer and well water. Dan D. mentioned that he wants input from the Township Engineer, Pennoni. The process is the PC reviews the Sketch Plan, then they come back to the PC with a Preliminary Final Plan and then they go to the BOS. Ms. Layer commented that they wanted feedback from the PC. No motion needed.

2. Zoning Hearing Board Variances

a. 1409 Manley Rd – Variance Application Review. George Naalouf, Engineer, and Dan Campbell were present. Mr. Naalouf commented that they are proposing to subdivide into three lots with single family homes with private driveways and sewers. Drainage systems will be in the rear. They are requesting a variance because two lots aren't meeting the required square footage.

Dan D. commented that if the variance is approved, they will come back with a subdivision plan. He feels they aren't providing the required 25 feet from the center of the street. They need to get a waiver. He pointed out potential slope areas. He suggested that they get a plan review from the Township Engineer. Possible wetlands were discussed. Karen mentioned that there was a pond on the property. Mr. Campbell commented that when his brother purchased the property there was a pond on it. The pond was fed by a pump and when he turned that pump off the water stopped and the pond dried up. Karen feels that the property may be flooded in a big storm.

Dan T. pointed out that the ZHB will require a hardship for the request. He recommends doing two houses instead of three. Lots are required to have 18,000 sq.ft. With the three houses it will be less than that.

Public Comments:

1. Larry Johnson – He lives up the street from this property. He has been there since 1977. There was a landscaping business there and the pond was always full. He feels there will be a problem with water. Traffic is also a concern. He is against this plan.
2. Lynn Werkheiser – She lives at 17 Hill Street. Her parents, who are here, and sister also live near this property. The current house is very old and she is devastated that it will be destroyed. She asked that they address the water issues. She feels the driveways would be dangerous. They are not for this plan.
3. Larry Johnson mentioned that a few years ago all of the trees were removed.

Mr. Campbell commented that his brother bought the property in 2024 and passed away shortly after that. Part of the property was covered in gravel for the landscaping company who also took down the trees. They have removed much of the gravel. The house was built in the 1700's and has problems. They did put on a new roof and gutters and electrical to protect it.

Mr. Naalouf commented that they will check the wetlands and slopes and will consider changing the plan.

OLD BUSINESS –

1. Zoning Ordinance Amendment Draft = AI Data Centers

John will attend the AI convention.

Karen mentioned vibration studies.

Bill would want it geared to a smaller facility.

2. Comprehensive Plan – Larry Massaro commented that the Comprehensive Plan was discussed at the last BOS meeting. Derick Davis scheduled a meeting with the County Planning Commission. A Vision Partnership Plan is where the municipality would do the work but it was suspended to 2026. CPA is another program where the township would get a consultant through the county and the county would pay half of the cost. Larry is wondering if economic issues could be developed as part of the Comprehensive Plan. Kelly mentioned that there is a grant for this but the application deadline is April 1st. Ernest feels they need input from the other ABCs like they did in 2015. Larry questioned how sustainable our tax base is, which is mostly from earned income tax. Dan T. spoke about land development.

NEW BUSINESS –

None

LIAISON REPORTS

1. Board of Supervisors - see Comprehensive Plan above.

ANY OTHER MATTER

None

CORRESPONDENCE

None

ADJOURNMENT

There being no further business, Dan T. made a motion to adjourn the meeting. Ernest seconded the motion. The meeting was adjourned at 8:35 pm.

The next meeting will be held on Tuesday March 24, 2026 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary