

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**March 24, 2026**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, March 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**  
**William Kaufman – on phone**  
**Michael Koza**  
**Karen Martynick**

Also present was:

**Kelly A. Krause, Zoning Officer**  
**Larry Massaro , BOS Liaison**  
**Ann Duffield, Township 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 February 24, 2026 meeting were approved.

**CHAIRMAN’S REPORT –**

None

**ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS (INITIAL SUBMISSION)-**

None

**OLD BUSINESS –**

**1. 1409 Manley Road – Variance Application Review**

Andrew and Dan Campbell and engineer George Maalouf were present. Andrew Campbell explained that his brother Patrick purchased this property but has passed away. He and Dan want to sell the property to a developer, so they are looking to have it ready for development. The plan is for 3 single family homes or one single family home and a twin home. Mr. Maalouf provided a wetland analysis of the property which shows no wetlands. There are no steep slopes, and the drainage basin is in the rear of the property.

Dan Daley spoke about steep slopes. It has to be 50 feet in horizontal length and not man made. This is man made, and none of the area is 50 feet long. The wetland analysis was discussed. The size of the house is 4,275 sq. ft. Public sewer is in the rear. The right of way may need to be increased. Dan recommended that they meet with Public Works.

Karen commented that the plan for 1 single family and a twin home has no variances.

Ernest mentioned that they will have to show a hardship. The neighbors don't want twin homes so they would have to use the plan with variances. Mr. Maalouf mentioned that many years ago the road was built on this property which makes it misaligned. He referred to the bullets on page 1 of their plan.

Lynn Werkheiser – She lives at 17 Hill Street. Her parents, who are here, and sister also live near this property. She spoke about memories of the pond. They believed the pond was spring fed. Andrew explained that there was a pump which supplied the water to the pond, so they referred to it as a well. His brother Patrick opened it up and turned off the pump, but it never filled back up. Lynn mentioned that the neighbors don't want a pond to be there and would prefer the 3 single family homes. Andrew mentioned that the existing house has many structural problems, and they don't have the money to fix it.

There is also concern about the drainage ditch which fills with a heavy rain. Mr. Maalouf explained Storm Water Management. The right of way was discussed.

Dan D. feels the 3 single homes may be better. The Zoning Hearing Board will have to approve the variances. He recommends that the Campbells meet with the Township Engineer and Public Works.

Ernest made a motion to recommend that the Board of Supervisors vote in favor of the 3 parcels of 18,000 sq.ft. and in addition, coordinate with Public Works for the right of way. Dan seconded to motion. The motion passed with one opposed.

## 2. Zoning Ordinance Amendment Draft - AI Data Centers

John attended the AI convention. The County will have their amendment out concerning AI Data Centers. Karen found that most of the concerns is noise and vibration. Ernest read a few ordinances which were very good. It would be under the I1 zone, and we need to add some more items to the township ordinance. John mentioned that at the conference they recommended larger setbacks from residential areas. Comcast at Boot Road and Wilson Dr. is a small data center.

Russ Frank commented that Governor Shapiro just signed for Data Centers to be put in PA

## NEW BUSINESS –

1. Westtown Township Comprehensive Plan review - John feels East Goshen and Westtown could work together on some issues. Kelly explained why they are doing a review of the Comprehensive Plan. Dan spoke about combined Comprehensive Plans and doesn't feel there is an advantage to a combined plan with Westtown. Karen feels it is good to review other Comp plans.

Russ Frank feels the Comp Plan should consider residential taxes. He feels the trail in the last one cost a lot of money.

Dan moved to forward review of the Westtown Comprehensive Plan and recommend that the Board of Supervisors work with them in the future. John seconded the motion. The motion passed with one opposed.

## LIAISON REPORTS

1. Board of Supervisors - Larry gave an update. He, Ann and Derek Davis are still looking at options for the Comprehensive Plan. Most important they want to be sure it is meaningful to the Township. Part of planning is looking at the land use and economic impact on the residents. Another element that is important, is input, discussion and feedback from the residents. They are looking for consultants. He spoke about a grant that might help cover the cost of consultants.

## ANY OTHER MATTER

None

**CORRESPONDENCE**

None

**ADJOURNMENT**

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

The next meeting will be held on Tuesday April 28, 2026 at 7 p.m.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*