

**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**April 28, 2026**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, April 28, 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**

Michael Koza

**Karen Martynick**

Also present was:

**Kelly A. Krause, Zoning Officer**

**Larry Massaro , BOS Liaison, Township Supervisor**

**Ann Duffield, Township Supervisor**

**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. 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. John noted that the Zoning Board Hearing for 1409 Manley Rd. is scheduled for May 12, 2026.
4. The minutes of the March 24, 2026 meeting were approved.

**CHAIRMAN’S REPORT –**

None

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

None

**OLD BUSINESS –**

1. Zoning Ordinance Amendment Draft - AI Data Centers

Karen commented that she compared the County Ordinance to our Conditional Use Ordinance. She had difficulty finding everything. She feels that the County format should be entirely included in ours.

Bill agreed that everything should be included somewhere in our ordinance.

There was discussion about fiberoptic lines.

Ernest mentioned that his concern is managing it, i.e. noise, light. He feels the County is good. There may be some duplicates though. He feels it should be done as soon as possible. He suggested that the source of power has to be approved by the supplier under State and Federal regulations.

Noise, vibrations and setbacks were discussed.

Public comments: Gerald Sexton, Chairman of the Pipeline Task Force, asked if the information on Data Centers will be a separate item or incorporated into the current ordinance. Kelly commented that it will be incorporated. Mr. Sexton spoke about natural gas pipelines that were in the County ordinance. He pointed out that East Goshen has lots of large natural gas lines. He mentioned that the Township has 3 ordinances referring to pipelines for hydrogen, carbon dioxide, and natural gas. He feels there should be a reference to those ordinances. He feels that backup power should be natural gas.

Bill Eagan, 1422 Millcreek Rd. – He lives near the Comcast Data Center and has had issues in the past with them. He wants the restrictions to be as hard as possible.

John suggested that Kelly put the County items into our ordinance draft for the Planning Commission to review next month. Kelly will make the revisions.

### **NEW BUSINESS –**

1. West Whiteland Township Comprehensive Plan Review – The plan was reviewed and discussed.

Ernest feels they did a good job. A letter will be sent to the BOS with no comments on the West Whiteland Township Comprehensive Plan.

### **LIAISON REPORTS**

1. Board of Supervisors - Larry mentioned that he and Ann attended sessions on Data Centers which were very well attended. They were clearly selling this as an opportunity to make money on taxes. There is a city that had a fossil power plant which they tore down and replaced it with a power generating plant for a Data Center.

East Goshen Comprehensive Plan – The BOS decided not to use the county as our consultant.

### **ANY OTHER MATTER**

None

### **CORRESPONDENCE**

None

### **ADJOURNMENT**

There being no further business, Bill made a motion to adjourn the meeting. Karen seconded the motion.

The meeting was adjourned at 8:00 pm.

The next meeting will be held on Tuesday May 26, 2026 at 7 p.m.

Respectfully submitted,

---

*Ruth Kiefer, Recording Secretary*