

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 26, 2026

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, May 26, 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:

<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. John noted that the Zoning Board Hearing for 1409 Manley Rd. is scheduled for May 12, 2026.
4. The minutes of the April 28, 2026 meeting were approved as amended.

CHAIRMAN’S REPORT –

None

ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS (INITIAL SUBMISSION)-

None

NEW BUSINESS –

1. Review 949 & 951 Cornwallis Drive – Prelim/final Lot Line Change Plan

Joel D. Comanda of Inland Design was present as well as the owners of the property Geoffrey and Nancy Fay. Mr. Comanda gave an overview of the lot line change request. Currently the lots are side by side with single family dwellings but non-conforming in width. They want to reconfigure the lot line to keep the dwelling at 951 and demolish 949 so the second lot is to the rear. They received an engineer letter for

the sketch plan but not this revised plan. Dan D. feels they need the engineer review letter. John commented that the PC will not vote on it now.

2. 17 Treemont Dr. – Dimensional Variance Application - Property owners Erin and Bryan Sheffield were present. Erin explained the proposed plan to build a set of wooden steps to get to their back yard. There is a deep grade due to erosion. The septic tank is right up next to the deck so that is why they want steps coming out of the side. The hardship is the grade. Ernest gave advice for presenting to the Zoning Hearing Board. Dan D. is concerned it hasn't been surveyed for encroachment into the side yard setback. Dan D. moved to recommend that the Board of Supervisors support this request for a deck with steps that may encroach on the side yard setback. Dan T. seconded the motion. The motion passed unanimously.

OLD BUSINESS

Zoning Ordinance Amendment Draft - AI Data Centers

John spoke about setbacks from Comcast to the daycare center. The County ordinance was reviewed. Dan T. feels the standards should apply to anything in the I1 district not just a data center. Karen commented about the noise. She feels it doesn't refer to vibrations. Also, she mentioned reasons to use generators. This was discussed. Setbacks were discussed. Gerald Sexton, Chairman of the Pipeline Task Force asked for clarification of the red and black print in the County ordinance. Kelly explained that the red is new discussion. Gerald pointed out that pipelines were discussed on the second page in red. A Pipeline Awareness Study should be done. He verified that when there is a final draft, all ABCs will be able to review it before it goes to the BOS.

Kelly will upgrade the draft for next month's meeting.

LIAISON REPORTS

1. Board of Supervisors - Larry mentioned that they are still considering a presentation by a company that can assist with including the residents in revising the Comprehensive Plan.

ANY OTHER MATTER

None

CORRESPONDENCE

None

ADJOURNMENT

There being no further business, Dan T. made a motion to adjourn the meeting. Bill seconded the motion. The meeting was adjourned at 9:00 pm.

The next meeting will be held on Tuesday June 23, 2026 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary