

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 23, 2026

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, June 23, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:

John Stipe – Chairman (Via Zoom)

Dan Truitt, Vice Chairman

Dan Daley

Ernest Harkness

Willian 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. Dan T. 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. Dan T. 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 a need for a workshop meeting will be discussed later.
4. The minutes of the May 26, 2026 meeting were approved.

CHAIRMAN’S REPORT –

None

ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS (INITIAL SUBMISSION)-

None

OLD BUSINESS –

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

Nancy Fay, property owner, commented that information was received from Pennoni. Ernest commented that the Pennoni letter mentioned the distance to the street line. Kelly explained that it does not meet the code. Dan D. showed Ernest where it was on the plan. John mentioned that a stormwater management plan will have to be provided. Dan D. asked Mrs. Fay about the chicken coop. She set it up in 1992.

Ernest made a motion to forward the Preliminary/Final plan to the Board of Supervisors recommending approval conditioned on the stipulations in the Pennoni letter dated June 6, 2026. Dan T. seconded the motion. The motion passed unanimously.

Geoffery Fay asked if the original owner purchased sewer add-ons. Kelly commented that there is currently only 1 connection. Mr. Fay mentioned that there are a lot of small businesses on the street and will a traffic study be done. Kelly suggested that he petition the BOS to have a study done.

2. Zoning Ordinance Amendment Draft – AI Data Centers.

The revised draft of the Amendment was reviewed. Karen provided a copy of the West Bradford ordinance. She mentioned that noise and vibration are major concerns. The other issue is setbacks. Bill agrees that these are concerns. He feels the wording in the West Bradford sample is good. Ernest feels some things should be added. One section 8A from Karen's sample should be added. He did some research on vibrations and feels the following should be considered:

- Add standard for blasting
- Require a noise and vibration study
- The draft from the County ordinance on water uses for cooling should be used.
- A letter from the water supplier should be required

Kelly reviewed what he suggested.

Dan D. mentioned the West Bradford sample included sound and vibration studies to be supplied by the applicant using a qualified professional in 180 days or sooner if there are complaints. Six months is too long.

John feels post construction vibration/noise study is needed.

Dan T. likes the wording in West Bradford's sample.

The PC members will email their suggestions to Kelly. It was decided to hold a Workshop on July 14th and AI Data Centers will be the only discussion.

Setbacks were discussed. 250-300 feet was considered.

NEW BUSINESS

1. Discuss letter to Senator Committa in opposition of House Bill 2186 to mandate Accessory Dwelling Units (ADUs) as a by-right accessory use.

Karen suggested sending the letter to all of the other senators in Chester County. Dan D. does not object to this because it supplies housing to more people. John will sign the letter.

Dan T. moved to send the letter as is. Ernest seconded the motion. The motion passed unanimously.

Karen suggested that the BOS send a letter too.

2. Review 971 Cornwallis Drive 3 lot Subdivision, Prelim/Final Plan

Janet Huggins, 968 Cornwallis Drive, asked what it would take to get public water.

There was no representative for the property. Dan D. explained what would normally happen. He discussed the plan. The Emergency Access Drive was discussed. Kelly commented that the wetlands plan was received today. Dan spoke about the grading of the lots and its impact on stormwater management. John and Bill would like to walk the property. This was tabled until the next meeting.

LIAISON REPORTS

1. Board of Supervisors - Larry mentioned that there was some feedback from the BOS about the Data Center Ordinance. He sent them an email explaining what is being done. He mentioned that one of Ann Duffield's neighbors is an IT guy and wrote a piece about Data Centers for Dumbies. When Larry was running for office last year, he had 4 conversations with residents about ADUs. We should look at our ordinance to see if it is too restrictive for certain families.

ANY OTHER MATTER

None

CORRESPONDENCE

None

ADJOURNMENT

There being no further business, Dan T. made a motion to adjourn the meeting. Karen seconded the motion. The meeting was adjourned at 8:30 pm.

The next regular meeting will be held on Tuesday July 28, 2026 at 7 p.m. A Workshop will be held on Tuesday, July 14, 2026 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary