

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION SPECIAL MEETING
July 14 , 2026

The East Goshen Township Planning Commission held a special meeting on Tuesday, July 14, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:

John Stipe – Chairman
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
Derek Davis – Township Manager
Cody Bright- 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 minutes of the June 23, 2026 meeting were approved

CHAIRMAN’S REPORT –

John explained that this meeting is to tighten parts of our current ordinance.

OLD BUSINESS

1. Zoning Ordinance Amendment Draft – AI Data Centers.

The revised draft of the amendment was reviewed.

Karen discussed Qualified Professional.

Bill commented that on page 2 180 days should be changed to 90 days.

Dan T. feels everything is ok.

Dan D. on page 8 g add material modification definition.

Kelly feels clarification of current definition is better.

Ernest page 4 – routine maintenance is consistent with the current ordinance. He discussed page 7 c.
John discussed page 2a #10.

Public Comments:

Maartin Novil – Clocktower Woods – asked if this is commercial or industrial. John commented that it is I1 district along Airport Road.

Cody Bright – He thanked the Planning Commission members and Larry and Ann for their collaboration on this subject.

Clara Thorne – works at QVC and asked if properties along Airport Road could be converted to Data Centers. John explained there is only a small section that could be used. They brought up a map and showed the I1 district.

Joann – Meadowbrook Lane She has read a lot about this and asked about residents who are on well water. John pointed out that the Data Centers will be required to use public water.

Kelly explained what ordinances are and how they can be amended.

Ken Flanagan, member of ESAC– He likes what they have done. It is very good. He feels there will be a surge of data centers, but some may go idle. One concern he has is security. He has seen data centers of all sizes and in other buildings. He appreciates what they have done.

Larry Massaro – Spoke about pause. Pausing the ordinance would not protect us. The ordinance process is a way to protect the township.

Jane Joyce – She doesn't see why this has to be done. Someone told her that a municipality was sued because of restrictions, but the developer lost.

Karen commented that this is to protect the residents.

Judi Di Fonzo, member of the Pipeline Task Force – Things have gone from pipelines to Data Centers. Noise effects health and sleep. She thinks it is great that the Township is doing this. She thinks the noise restrictions should apply to everyone not just this.

Fred Pioggin – He thanked the Planning Commission members. The Township is fortunate to have these people. He appreciates all the work they have done.

Andrea Peracus – Her main concern is health.

Lynn Grad – thanked the PC of the work you are doing. Will their water impact our treatment plant. John mentioned that the discharge may go to West Goshen. The water will be supplied by Aqua.

After discussion, Ernest made a motion to forward this initial draft as modified to the BOS, ABCs and Chester County. Bill seconded the motion. The motion passed unanimously.

ANY OTHER MATTER

None

CORRESPONDENCE

None

ADJOURNMENT

There being no further business, John. made a motion to adjourn the meeting. Dan T. seconded the motion. The meeting was adjourned at 8:00 pm.

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

Respectfully submitted,

Ruth Kiefer, Recording Secretary