

EAST MARLBOROUGH TOWNSHIP

Municipal Building
721 Unionville Road
Kennett Square, PA 19348
In-Person Participation Only

PLANNING COMMISSION
Tuesday, June 2, 2026
7:00 P. M.

Meeting Minutes from June 2, 2026

1. Call to Order / Attendance

Cuyler Walker, Chairman, called the meeting to order at 7:00 p.m.

Commissioners present: Josh Cauffman, Soren Rubin, Jane Donze, Charles Streitwieser, and Cuyler Walker. A quorum was present.

Township Supervisors: Ellen Sosangelis, Jake Elks, Jim Chance, Steve Peuquet, and Chris Manning.

Other Township Officials: Neil Lovekin, Township Manager; Charlie Shock, Codes & Zoning Official; and Ryan Jennings, Township Solicitor.

2. Public Comment

Robert Riley, 220 Daylesford Court, discussed the statistical probability of data centers and cited collected information to conclude that our infrastructure will not support them.

Linda Glenn, of West Doe Run Road, commented that data center management has come in by back-door policy and, based on her experience, warned against eminent domain and other tactics.

Ryan Jennings, Township Solicitor, emphasized the importance of getting the language code correct to limit exposure.

Matt McBrian, 205 Whitestone Drive, questioned the zoning restriction and whether our zoning could accommodate this sort of use.

Jim Horkin, 308 Aster Circle, asked whether it was possible to avoid the risk of our current zoning being manipulated.

Lori Neighbor, of Soltner Drive, is encouraged by community involvement and the speed at which new zoning restrictions are being implemented.

Rich Mitchell, 902 Unionville Wawaset Road, questioned the validity of our current code in sufficiently restricting this use.

Lauren Mayne, 659 Bird Road, voiced concerns about the TWP's ability to enforce the new ordinance and whether the existing ordinance was strong enough to restrict data centers. Also suggested more community involvement during the ordinance review process. Also asked where the residents can view any updates.

Rob Fleming, 508 Mill Road, asked for clarity on the process for revising the ordinance, the next steps, and the timelines.

Neil Lovekin, Township Manager, noted that the TWP has already begun implementing a plan, that this is well underway, and that planning updates will be posted publicly.

Rich Mitchel and Lauren Mayne closed public comments by confirming that the community has more time for the next meeting and would like transparency during the ordinance review process.

3. Data Center Discussion

This meeting was purely informational. Cuyler Walker opened by explaining that we have zoning in place to restrict this use to a small area within the municipality and reminded all in attendance that we are required by law to allow this use somewhere in our Township.

The Planning Commission acknowledged the public's concerns and comments to date and echoed the sentiment that they are on the same page and would like to restrict these uses in a legally safe and environmentally sustainable way.

Adjournment

The meeting adjourned at 8:07 pm.

Respectfully submitted,
Josh Cauffman, Planning Commissioner