

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING HELD NOVEMBER 13, 2025
(Approved December 11, 2025)**

The Planning Commission held its regular meeting on November 13, 2025. Present for the meeting were Larry Tietjen, Chair; Lance Parson, Vice Chair; Meaghan Wright.; and Carol Clark. Also present were Eugene Briggs, Township Manager; Amy Holland, Administrative Assistant to the Township Manager; Karen Cumens, Assistant Township Secretary; Mark Hosterman, Township Solicitor; Brady Flaharty, Township Engineer; John Yurick, Township Transportation Engineer; Nick Upmeyer, Township Planner; and Michael Cosentino, Township Zoning Officer. Paul Lacon was absent.

Mr. Tietjen called the meeting to order at 7:04 p.m. and the pledge was recited.

Mr. Hosterman announced that the Commission met in executive session at 6:15 p.m. The executive session was held for the purpose of receiving privileged legal advice of counsel regarding the data center Ordinances.

1. Minutes.

A. Consideration of Approving the October 09, 2025 Regular Meeting Minutes.

Mr. Parson made a motion to approve the October 09, 2025 Regular Meeting Minutes. Ms. Wright seconded the motion. Mr. Tietjen called for a vote and the motion passed 3-0-1, with Ms. Clark abstaining.

2. Subdivision and Land Development Application.

A. Discuss the Final Subdivision and Land Development Application (SLD-25-002) for 61 Fricks Lock Road.

Mr. Tietjen introduced this matter. The Commission discussed the most recent review letters submitted by its Consultants. Mr. Flaharty confirmed that the Applicant may proceed with a preliminary/final plan showing an on-site low pressure sanitary sewer system, provided the required waiver is approved.

3. Petition for Zoning Code Amendment Application.

A. Discuss an Application to the Board of Supervisor (BOS-25-002) from Constellation Energy Generation, Proposing Data Center Code Amendments for Parcels 18-5-1.2 (no address), 18-2-26 (2305 New Schuylkill Road), 18-5-4 (2345 New Schuylkill Road), 18-1-26 (662 Sanatoga Road), and 18-2-24 (693 Sanatoga Road).

Mr. Tietjen introduced this matter, provided a brief background on the ongoing discussions regarding the data center Ordinance, and stated that the Commission will consider the input of Constellation Energy Generation, but that it intends to move forward with discussion on the proposed data center regulations and Ordinance.

Tyler Arkatin, Manager of Local Government Affairs for Constellation Energy, provided a summary of the Limerick Clean Energy Center and Constellation Energy's relationship with

the Township. David Althouse, Director of Community Project Management for Constellation Energy, was also in attendance.

Stacey MacNeal, Esquire, presented this item on behalf of Constellation Energy, and advised that the Applicant had purchased properties within East Coventry Township for purposes of marketing them to potential users; that there are currently no proposed customers, development plan or end user; the Application was submitted by Constellation Energy as a property owner and not as a developer; and discussed the proposed Ordinance submitted by Constellation.

Mr. Tietjen commented on why Constellation Energy was in the business of purchasing land; the purchases of properties were made under different aliases; that data centers are not similar to warehouses; concerns regarding hyperscale manufacturing facilities; not being opposed to data centers as long as they are in the right spot, and that he doubts that East Coventry Township is the right spot. Mr. Tietjen directed Constellation Energy to have information at the next meeting regarding water usage, electric usage, a proposed cooling system, and responses to the Commission and residents' concerns. Mr. Tietjen directed that the Minutes reflect that any Ordinance prepared by East Coventry Township should also address the following issues: fire suppression, on-site emergency response, and water usage limits.

Mr. Parson commented that on the validity of the Applicant's statement that there is no end user already in place, based on the amount of money which was paid for the subject properties.

Ginny Marcille-Kerslake, 103 Schoen Road, Exton: Commented on by-right use, conditional use, setbacks, height restrictions, the spread of data centers, and offered a model Ordinance prepared by Freedom Water Watch.

Tom Kennedy – 779 Old Schuylkill Road: Commented on noise, review data center Ordinances including East Vincent Township, water consumption, and the possibility of the Township being left with an abandoned asset in the future.

State Senator Katie Muth: Commented on training for first responders, an emergency response plan, water usage, non-disclosure agreements, health concerns, noise, well issues, decommissioning/stranded assets, and no state regulations of data centers.

Monica Schryver – 102 Valley Creek Lane, Spring City: Commented on noise, traffic, and air pollution, health concerns, compliance with the Township's Comprehensive Plan, regulation, emergency services, security, and water consumption.

Alex Davis – 128 Anderson Road: Commented on water usage, wells, open space, and effects on homeowners.

Nikki Whitlock – 140 Walnut Springs Lane, Pottstown: Commented on home values after construction of a data center.

Joseph Flavin – 64 Wil-Be Drive: Commented on zoning, building height, water usage, electric usage, utility fees, and limits to the amount of expenses which can be passed along to rate payers.

Mr. Flaharty commented on increased sanitary sewer usage, the daily cap for sewer usage, the limited number of EDUs available to the Township, and where excess water will be treated.

Mr. Hosterman commented that Constellation Energy should provide information regarding sanitary sewer usage.

Paula Terrell – North Coventry Township: Commented on data centers being a regional issue.

4. Public Comment.

None.

5. Other Business.

A. Consideration of Approving Sewage Facilities Planning Module Component 4A for 61 Fricks Lock Road and Authorizing the Planning Commission Chair to Sign and Date Section C.17.

Ms. Wright made a motion to approve Sewage Facilities Planning Module Component 4A for 61 Fricks Lock Road and authorizing the Planning Commission Chair to sign and date Section C.17. Mr. Tietjen seconded the motion. Mr. Tietjen called for a vote and the motion passed 4-0-0.

B. Consideration of Making a Recommendation on Amending the Township Code to Require the Submission and Approval of Building Elevations as Part of the Subdivision and Land Development Application Process.

Mr. Tietjen made a motion to table making a recommendation on amending the Township Code to require the submission and approval of building elevations as part of the subdivision and land development process. Ms. Wright seconded the motion. Mr. Tietjen called for a vote and the motion passed 4-0-0.

C. Discuss Amending the Township Code with Data Center Regulations Using East Vincent Township's Draft Data Center Campus Ordinance as a Template.

This matter was discussed as part of Item 3.A.

D. Receive an Update on the Historical Commission.

Ms. Wright presented this item and advised that the Commission discussed the Fall Festival Fricks Lock Village tours, and that the Ellis-Hoffman House stabilization project has been completed. Mr. Tietjen reported that the Commission welcomed three new members.

E. Receive an Update on the Pottstown Metropolitan Regional Planning Committee.

Ms. Wright presented this item and advised that the last meeting was canceled, but that the Committee met with Marley Bice to review the Comprehensive Plan and updated her on the consistent naming of Township parks and open space.

6. Adjournment.

Ms. Wright made a motion to adjourn the meeting at 8:40 p.m. Mr. Tietjen seconded the motion and called for a vote. The motion passed 4-0-0.

Respectfully submitted,



Karen E. Cumens,
Assistant Township Secretary