

**Planning Commission of East Nantmeal Township**  
**Chester County, Pennsylvania**  
**Minutes of Regular Meeting**  
**June 9, 2022**

**Distribution:**

Bacon, Edward	Loomis, Ed	O'Donnell, Sean
Cormack, Diana	LTL	Oeste, Thomas
Frame, David	Locilento Bud	Wren, Tyler
Grafton, Wayne	Maugle, David	Wookey, Fred Jr.
Guest, Stanley	Minahan, Fred	

1. Chairman Cormack called the meeting to order at 7:31 PM. Present were commission members, Edward Bacon, Diana Cormack, Fred Minahan, Sean O'Donnell, Fred Wookey and township planner Wayne Grafton.
2. The minutes of the previous meeting, dated April 14, 2022, were approved.
3. **Camphill Beaver Run Craft House:** Peter Cokonis of Site Engineering Concepts presented a plan to renovate and enlarge the Craft House. The plan expands the 2,755 sq. ft. building by 1,775 sq. ft. Together with a new walkway and a modification to the existing drive, the Maximum Building Coverage will increase from 5% to 5.1% and the Maximum Impervious Coverage will increase from 11% to 11.1%. These small increases leave the site well within the upper limits of 15% and 30% respectively. No action was taken.
4. **245 Mansion Rd.:** (parcel 24-4-4) Zack Arnold and Kevin Orman presented an updated plan in response to the LTL letter dated April 11, 2022. The plan is for a Minor Subdivision to create 3 lots on the 7-acre property. The applicant also submitted a letter requesting a number of waivers. The Planning Commission reiterated that to waive the creation of backup drain fields requires written comments from the Chester County Health Department SEO. They have submitted an application to PennDOT to give lots 1 and 2 driveway access to Mansion Road.  
The applicant offered a General Estimate document listing in three phases the approximate cost to stabilize and restore the general store located on lot 3. They reiterated their commitment to preserve the store, stating that monies generated from the sale of lots 1 and 2 would in part be applied to the general store restoration. The applicant stated that lot 3 would not be sold until the store was stabilized, per the items describe in the first section of the General Estimate document. No action was taken.
5. Chairman Cormack adjourned the meeting at 8:10 PM.

**Upcoming meetings:**

Regular Planning Commission Meetings (7:30 PM)

July 14

August 11

September 8

Site inspections

Minutes submitted by Edward F. Bacon