

**Planning Commission of East Nantmeal Township
Chester County, Pennsylvania
Minutes of Regular Meeting
February 10, 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 7:35 PM. Present were commission members, Edward Bacon, Diana Cormack, Stanley Guest and Fred Minahan; David Maugle, Fred Wookey and township planner Wayne Grafton attended via Zoom
2. The minutes of the previous meetings dated December 9, 2021 and January 13, 2022 were approved.

Camphill Beaver Run: Guy Alma represented Beaver Run in their application to renovate the Craft House building. Peter Cokonis, Site Engineering Concepts, reviewed the changes to the current Master Plan resulting from the expansion of the building. 1,775 sq. ft will be added to the existing 2,755 sq. ft. building. A new walkway and a modification to the existing drive are in the plan. As a result, across the entire tract 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. The original construction in the 1960s did not have the current zoning limit of 20% disturbance in a 300-foot wetland buffer. Current conditions reflect a 18.6% area of disturbance to the buffer; the proposed Craft House construction would bring the total to 19.3% of the wetland buffer being disturbed.

Mr. Grafton inquired about other textual aspects of the existing master plan. He cautioned that without review of those and the existence of other parties to the agreement, there is a possibility of a challenge to the Board of Supervisors decision.

Ed Bacon made a motion recommending that the Board of Supervisors allow the applicant to proceed with the land development and building permitting. And that the Board accept the revisions to the Master Plan subject to compliance with or revisions to the settlement agreement acceptable to the Board of Supervisors. Stan Guest seconded the motion; 5 members voted in favor, 1 opposed, the motion carried.

3. **Chester Springs Investors Equine Rehabilitation:** Ed Bacon reported on the meeting between the applicants and the neighboring property owners. The applicants suggested revisions they will make and took questions from the public. The Zoning Hearing Board will meet on March 24, 2022.
4. Chairman Cormack adjourned the meeting at 8:15 PM.

Upcoming meetings:

Regular Planning Commission Meetings (7:30 PM)
March 10
April 14
May 12

Minutes submitted by Edward F. Bacon