

**Planning Commission of East Nantmeal Township
Chester County, Pennsylvania
Minutes of Regular Meeting
July 13, 2023**

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. Vice-chairman Maugle called the meeting to order at 7:30 PM. Present were commission members, Edward Bacon, Stanley Guest, David Maugle, Sean O'Donnell, Fred Wookey and township planner Wayne Grafton.
2. The minutes of the previous meeting, dated June 8, 2023, were approved.
3. **Keen Subdivision:** Dane Mower of Bursich Associates represented the applicants. Three parcels involved in the plan include: UPI 24-5-97 including 87 acres owned by Lane and Donna Keen; UPI 24-5-40 including 8.8 acres owned by Lane and Donna Keen; and UPI 24-5-40.10 including 2.1 acres owned by James and Audra (Keen) Varnes. The purpose of the plan is as follows:
 - Subdivide UPI 24-5-97 (87 acres) into two lots for future residential purposes. Lot 3 will be 12.15 acres and Lot 4 will be 74.81 acres. Based on a pending Land Trust agreement any development will be limited to 2 acres on each lot.
 - Adjust lot lines between UPI 24-5-40 (Lot 1) and UPI 24-5-40.10 (Lot 2). Area 2A (13,507 sf) will be annexed from Lot 2 to Lot 1. Areas IA (6,896 sf) and Area 1B (6,611 sf) will be annexed from Lot 1 to Lot 2. Area 1B contains a residential driveway to the Lot 2 residential dwelling. Both Lots 1 and 2 will have the same lot areas after the subdivision as before.

Reviewing the letter dated July 12, 2023 from LTL, it was noted that several aspects of the plan do not conform to the Zoning Ordinance requirements. No action was taken.

4. Vice-chairman Maugle adjourned the meeting at 8:16 PM.

Upcoming meetings:

Regular Planning Commission Meetings (7:30 PM)

August 10

September 14

October 12

Minutes submitted by Edward F. Bacon