

**Planning Commission of East Nantmeal Township  
Chester County, Pennsylvania  
Minutes of Regular Meeting  
September 9, 2021**

**Distribution:**

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

1. Chairman Cormack called the meeting to order at 7:32 PM. Present were commission members, Edward Bacon, Diana Cormack, Stanley Guest, Sean O'Donnell and township planner Wayne Grafton.
- 2) The minutes of the previous meeting, dated August 12, 2021, were approved.
- 3) **Chester Springs Investments**, 3121 Horseshoe Trail Rd: Eric Frey represented the owners as their lawyer. He reviewed their requests for the pending Zoning Hearing, which will be rescheduled from its original date of September 30, 2021. The Planning Commission and Mr. Frey generally agreed to the limits and conditions described below.

Relief from Section 401.A.4 to allow a second dwelling unit in the barn until the house is built. The construction schedule accommodates financing the barn before the house. The Planning Commission recommends stipulating a condition to abandon use of the barn apartment and a time horizon for completing the principle dwelling unit. Mr. Frey would need to consult with his clients but suggested a 5-year threshold for constructing the new house after the barn.

Relief from Section 501.A.5<sup>i</sup> The ordinance limits the number of horses on the property to 11. The Planning Commission recommends a condition for approval of no more than 18 horses on the property at any time, and no more than 8 of those horses in the pasture areas at one time. Furthermore, if the use on the property would change in any manner, including a different type of equine facility, then the number of horses permitted would revert to the ordinance standard. The relief would not pass with ownership, so upon sale of the property the number of horses permitted would revert to the ordinance.

Relief from Section 1203 requiring a fire lane. Applicant must include a signed letter from Ludwig's Corner Fire Company stating its emergency access needs have been satisfied. Because the drive is long and narrow, the Planning Commission recommends adding pull-offs along the drive every 150 feet to accommodate passage of trailers and trucks.

Relief from Section 1502.D.1 to allow disturbing 54% of the wetland buffer. As the stormwater basin by necessity is in the low-lying area, and it creates the greatest area of disturbance, the applicant could not achieve the ordinance requirement of 20% without changes to the concept and scope of the plan.

Mr. Frey was asked to consider if the applicant would need relief in order to allow an accessory use to precede the primary dwelling unit use (Section 401.A.1 and Section 401.D.1.1)

4. Chairman Cormack adjourned the meeting at 8:54 PM.

**Upcoming meetings:**

Regular Planning Commission Meetings (7:30 PM)

October 14  
November 11  
December 9

Minutes submitted by Edward F. Bacon

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<sup>i</sup> N.B., We believe the proper reference for the second item to be Section 401.D.1.d. Though part of the property is Commercial District, Section 501.A.5 broadly allows all uses permitted by right in the AP district.