

**Planning Commission of East Nantmeal Township  
Chester County, Pennsylvania  
Minutes of Regular Meeting  
January 11, 2024**

**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. Acting Chair Bacon called the meeting to order at 7:31 PM. Present were commission members, Edward Bacon, Diana Cormack, David Maugle, Fred Minahan,, Fred Wookey and township planner Wayne Grafton. Wookey, Maugle and Grafton attended via Zoom.
2. The minutes of the previous meeting, dated December 14, 2023, were approved.
3. **Camphill Beaver Run Master Plan:** Peter Cokonis and Guy Alma introduced a revised Master Plan and a land development plan for the Beaver Run campus on Fairview Road. Three buildings, two residences and a school building, will be remodeled and have additions constructed. The only new building will be an outdoor pavilion. The bulk of plan updates the site's infrastructure, some of which dates back to the 1960s. The main loop road will be improved, and sections of steeper slopes reduced. A water tank and lines to support a fire suppression system, underground electric service and fiber optic lines are to be installed. The proposed modification will bring Beaver Run closer to ADA compliance, the standards did not exist at the time the campus opened. The applicants intend to request waivers around the lighting to be consistent with their most recently approved remodel of the Craft House. No action was taken by the Planning Commission.
4. **MacKay Subdivision:** The applicant was not present. The plan needs to be revised and submitted to reflect the agreement regarding the landlocked parcels. No action was taken.
5. **Green Valleys Education Building:** Victoria Laubach presented an informal sketch showing the proposed location for an education building. Previously they intended to build an addition on the exiting barn at the western portion of the property. Now a separate building of approximately the same dimensions will be located between the existing pavilion and the barn. All aspects of the plan will conform to the easement restrictions monitored by Natural Lands.
6. **Marsh Creek Conditional Use Hearing:** (301 Marsh Road) The applicant would like to establish a temporary venue for wedding celebrations. As a conditional use in the AP 1 district they may host up to four special events per year. A section of the property used as the parking area for the existing tree farm sales would be expanded. A temporary tent, generators and portable restrooms would be added to the site. There was discussion of whether a conditional use hearing would be required for each event in the year or required each year.

Based on similar conditions for weddings in the E/I district, the Planning Commission recommends the following conditions be requested by the Board of Supervisors.

- Maximum of four ceremonies and receptions per calendar year.
  - The number of guests limited to one hundred fifty (150) per event
  - Parking, loading and unloading is prohibited on Marsh Road
  - Events conclude by 11:00 PM
  - Timely removal of temporary structures and facilities
7. **Planning Commission Organization:** The Planning Commission voted for Diana Cormack as Chair, Dave Maugle as Vice Chair and Ed Bacon as Secretary. Diana Cormack will act as the liaison to the Historical Commission and to the Environmental Advisory Committee.
  8. Chairman Cormack adjourned the meeting at 8:40 PM.

**Upcoming meetings:**

Regular Planning Commission Meetings (7:30 PM)

February 8

March 14

April 11

Minutes submitted by Edward F. Bacon