

**Planning Commission of East Nantmeal Township  
Chester County, Pennsylvania  
Minutes of Regular Meeting  
January 12, 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. Chairman Cormack called the meeting to order at 7:33PM. Present were commission members, Edward Bacon, Diana Cormack, David Maugle, Fred Minahan, Fred Wookey and township planner Wayne Grafton.
2. The minutes of the previous meeting, dated December 8, 2022, were approved.
3. **Reorganization:** The following were elected as officers of the Planning Commission for 2023: Chair, Diana Cormack; Vice-Chair, David Maugle; Secretary, Edward Bacon.
4. **Moose Meadow:** Dan McKenna represented the applicants. A revised plan will be submitted to the township soon. The revision shows the relocation of the driveway to the west on Nantmeal Road. This will require an access easement across the adjoining property, which is owned by the applicant. We reviewed the items identified in the LTL letter date December 5, 2022. Mr. McKenna indicated that the revised plan will comply with all items listed in the LTL letter. No action was taken.
5. **Burdy/Brown Lot Line:** The plan adjusts the lot lines for parcels 24-3-43.5 (lot 1), 24-3-43.1 (lot 2) and 24-3-43.4 (lot 3) on Creamery Rd. Ron Hershey represented the applicants. The reason for the lot line changes is to support estate planning for the Burdy family. The resulting lot sizes will conform with the Zoning Ordinance. There are two existing non-conformities: lot 1 front-yard setback; lot 3 impervious cover. The commission reviewed the LTL letter dated January 3,2023. Mr. Hershey indicated a revised plan will be submitted in order to address the items in the letter. Item 7 on page 3 concerned the actual location of the street right-of-way. Mr. Hershey will research and present documentation on the topic. No action was taken.
6. Chairman Cormack adjourned the meeting at 8:19 PM.

**Upcoming meetings:**

Regular Planning Commission Meetings (7:30 PM)

February 9

March 9

April 13

Minutes submitted by Edward F. Bacon