

**Planning Commission of East Nantmeal Township
Chester County, Pennsylvania
Minutes of Regular Meeting
January 14, 2021**

Distribution:

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

1. Acting Chair Cormack called the meeting to order at 7:31PM. Present were commission members, Edward Bacon, Diana Cormack, Stanley Guest, David Maugle, Fred Minahan, Sean O'Donnell, Fred Wookey and township planner Wayne Grafton.
2. The slate of officers for 2021: Diana Cormack, chair; David Maugle vice-chair; and Ed Bacon secretary; were approved by unanimous vote.
3. The minutes of the previous meeting, dated July 9, 2020, were approved.
4. Chester Springs Investment Horse Farm: (UPI: 24-5-101.1) Cameron Renehan of TeamAg represented the applicant. The property consists of 21.1-acres in the AR and C districts and is subject to an Agricultural Conservation Easement with Natural Lands. The plan indicates construction of a four-bedroom house, equipment shed, barn, indoor arena and outdoor arena. A three-bedroom apartment will be located in the barn. It is to be a private facility and boarders to the barn are by invitation only.

As the applicant intends to construct the single-family dwelling after the barn containing a second dwelling unit, they will need to request a variance. The plan needs revisions to comply with the Natural Lands agreement. The plan did not indicate how many acres of pasture would remain, nor how many stalls are provided in the barn. It was noted that the manure stacking must be 100 feet from the property line. There was a question as to where the barn wash water went, into the stormwater system or into the wastewater system.

Because COVID restrictions inhibit timely exchanges of modifications to the plan and because of the need for a Zoning Hearing, the Planning Commission recommends that the applicant offer an unlimited extension to the township review.

5. Chair Cormack adjourned the meeting at 8:15 PM.

Upcoming meetings:

Regular Planning Commission Meetings (7:30 PM)

February 11

March 11

April 8

Zoom Meeting <https://zoom.us/j/91011703222?pwd=MnFvSjFKZHHIczg0TTJTNIJIVFpVZz09>

Meeting ID: 910 1170 3222

Passcode: 312400

Minutes submitted by Edward F. Bacon