

EAST NANTMEAL TOWNSHIP
PLANNING COMMISSION
Regular Meeting - Agenda
October 13, 2022 - 7:30 p.m.

Call to Order & Roll Call

Minutes

1. September 8, 2022

Subdivisions/Land Development

1. AP Development Group, 245 Mansion Road Minor Subdivision Plan
– Extended to January 9, 2023
2. Chester Springs Investments, 3121 Horseshoe Trail Land Development Plan
- Extended to January 6, 2023

Communications

1. Building Inspector's Report – September 28, 2022

Correspondence

New Business

Old Business

Discussion

Adjournment

**Planning Commission of East Nantmeal Township
Chester County, Pennsylvania
Minutes of Regular Meeting
September 8, 2022**

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	

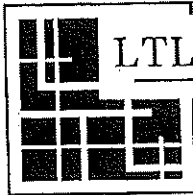
1. Chairman Cormack called the meeting to order at 7:31 PM. Present were commission members, Edward Bacon, Diana Cormack, Stanley Guest, David Maugle, Fred Minahan, Sean O'Donnell, Fred Wookey and township planner Wayne Grafton.
2. The minutes of the previous meeting, dated August 11, 2022, were approved.
3. **Camphill Beaver Run Craft House:** We reviewed the letter dated July 7, 2022, from LTL, which indicates the plan to complies with the Zoning Ordinance. The applicant requested waivers from Sections 302.B, 611.B and 611.C or the Subdivision Ordinance, and section 311.C.1 of the Stormwater Management Ordinance. Ed Bacon made a motion recommending that the Board of Supervisor approve the submitted plan and grant the requested waivers. Sean O'Donnell seconded the motion; all voted in favor.
4. **Comprehensive Plan:** The commission continued its review of the Comprehensive Plan draft. We discussed Chapter 5 through 8 covering the topics Goals and Objectives, Population, Land Use and Housing. Fred Wookey made a motion that the Board of Supervisors accept the Comprehensive Plan draft and continue the process to approve it. Stan Guest seconded the motion; all voted in favor.
5. Chairman Cormack adjourned the meeting at 9:51 PM.

Upcoming meetings:

Regular Planning Commission Meetings (7:30 PM)

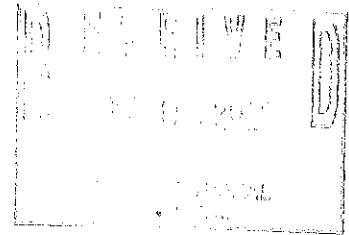
October 13
November 10
December 8

Minutes submitted by Edward F. Bacon



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

ONE TOWN CENTRE DRIVE
PO BOX 241 • OLEY, PA 19547
610.987.9290 • 1.888.987.8886



September 28, 2022

East Nantmeal Township
3383 Conestoga Road
Glenmoore, PA 19343

RE: Building and Zoning Report
For the previous month

Dear Township Officials:

The following building and zoning activities have been conducted in East Nantmeal Township for the period from the previous month.

PERMITS PROCESSED

Permit #	Date Issued	Applicant	At (Location)	Type of Project
22-032ent	9/7/2022	T-Mobile Northeast	3400 Conestoga Road	Renovation
22-033ent	9/7/2022	Paul Lewis	2000 Turnberry Circle	In ground pool
22-034ent	9/8/2022	George Ley	260 Hedge Road	Pole Building
22-035ent	9/15/2022	Jackie Dowlin	1010 Font Road	Mechanical
22-036ent	9/20/2022	Paul T. Boinske	1248 Prizer Road	Demolition
22-037ent	9/21/2022	Anthony Lubrano	1610 Fairview Road	Accessory < 200 sq. ft.
22-038ent	9/21/2022	Dave and Holly Clarke	3630 Coventryville Road	Patio
22-039ent	9/27/2022	Ed Bacon	1953 Fairview Road	Solar Panels

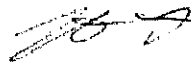
BUILDING INSPECTIONS:

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
22-027ent	Joseph Gallagher	19 Potts School Road	8/30/2022	Footer
22-027ent	Joseph Gallagher	19 Potts School Road	8/31/2022	Prepour
22-026ent	Kenneth Delgatto	15 Potts School Road	9/1/2022	Foundation

22-014ent	Doug Evans	1245 Fairview Road	9/1/2022	Electric final and final
22-027ent	Joseph Gallagher	19 Potts School Road	9/8/2022	Waterproofing
21-009ent	Karl Snyder	3803 Coventryville Road	9/8/2022	Electric Service
22-024ent	Glen & Susan Philips	180 Sweet Spring Road	9/9/2022	Final
22-014ent	Doug Evans	1245 Fairview Road	9/9/2022	Final Plumbing/Final
22-011ent	Walter & Lisa Mullikin	1345 Prizer Road	9/12/2022	Final
22-013ent	Thomas DiBello	167 Millard Road	9/23/2022	Final
19-019ent	Robert Capobianco	64 Lyons Run Road	9/26/2022	Final
18-021ent	Jim Cottone	101 Donomore Drive	9/26/2022	Final
15-004ent	Darrell Guest	302 Murray School Road	9/26/2022	Final

Should you have any questions, please give me a call at 610-987-9290.

Respectfully submitted,



Matthew Hoffert
LTL Consultants, Ltd.
East Nantmeal Township
Code Enforcement Officer

cc: Ed Latshaw
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