

**EAST NANTMEAL TOWNSHIP**  
**PLANNING COMMISSION**  
**Regular Meeting - Agenda**  
**March 9, 2023 - 7:30 p.m.**

**Call to Order & Roll Call**

**Minutes**

1. February 9, 2023

**Subdivisions/Land Development**

1. Applicant Moose Meadows Properties, LLC for Twin Ponds Farm, 304 Templin Road, Preliminary/Final Land Development Plan – extended to May 7, 2023
2. AP Development Group, 245 Mansion Road, Minor Subdivision Plan – extended to April 10, 2023 (request received to extend to July 10, 2023)
3. Chester Springs Investments, 3121 Horseshoe Trail, Land Development Plan – extended to April 6, 2023 (request received to extend to July 5, 2023)

**Communications**

1. Building Inspector's Report – February 8, 2023

**New Business**

**Old Business**

**Discussion**

**Adjournment**

**Planning Commission of East Nantmeal Township  
Chester County, Pennsylvania  
Minutes of Regular Meeting  
February 9, 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 7:31PM. Present were commission members, Diana Cormack, Stan Guest, David Maugle, Fred Minahan, Fred Wookey, township planner Wayne Grafton and resident Maureen Noonan.
2. The minutes of the previous meeting, dated January 12, 2023, were approved.
3. **Burdy/Brown Lot Line:** The applicant has requested 5 SALDO waivers, LTL had no objection in their review letter because no construction is proposed and no new lots are being created. A motion was made and passed to recommend the following waivers be accepted by the Board of Supervisors:
  - a) Section 303.C.2.b(1) - Final Site Analysis Plan, Requires the plan be prepared in accordance with Section 303.D. The submitted plan contains most of the information required in the Site Analysis Plan as shown.
  - b) Section 303.C.2.b(2) - Final Conservation Plan, Required to show the proposed site improvements on each lot and include the plan for control of erosion and sediment as well as stormwater management. No improvements are requested.
  - c) Section 303.C.2.a(3) - Final Improvements Construction Plan, Requires the plan to show the layout and details for the proposed site improvements on each lot. No improvements are requested.
  - d) Section 303.B.2.b(11) - Wetland Delineation, Requires the delineation of wetlands.
  - e) Section 603.A.1 - Concrete Monuments, This section requires concrete monuments around the perimeter of the tract being subdivided and at the street right-of-way. The applicant is proposing Capped Rebar be placed instead of concrete or stone monuments.

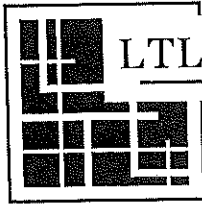
A motion was made and passed to recommend that the BOS accept the proposed plan with waivers on approval of the DEP Sewage Module.

The meeting was adjourned at 7:43

**Upcoming meetings:**

Regular Planning Commission Meetings (7:30 PM)  
March 9  
April 13  
May 11

Minutes submitted by Diana Cormack



**LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS**

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

FEB 15 2023

February 8, 2023

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
23-001ent	1/16/2023	Verizon	3400 Conestoga Road	Antennas

**BUILDING INSPECTIONS:**

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
22-021ent	Stoltzfus Enterprises	208 Privet Lane	1/4/2023	Insulation
22-034ent	George Ley	260 Hedge Road	1/5/2023	Footer/Stakeout
22-034ent	George Ley	260 Hedge Road	1/5/2023	Footer
22-040ent	Justin Sloane	1165 Fairview Road	1/5/2023	Final
22-038ent	Dave and Holly Clarke	3630 Coventryville Road	1/5/2023	Final
22-022ent	George Belka	350 Hedge Road	1/5/2023	Final
20-007ent	Jennifer Kawar	3767 Coventryville Road	1/6/2023	Final
22-048ent	Stoltzfus Enterprises	66 Brownstone Lane	1/9/2023	Footer
22-056ent	David Strohm	102 James Mill Road	1/9/2023	Footer
22-048ent	Stoltzfus Enterprises	66 Brownstone Lane	1/10/2023	Footer

22-021ent	Stoltzfus Enterprises	208 Privet Lane	1/11/2023	Drywall
22-056ent	David Strohm	102 James Mill Road	1/20/2023	Footer/Backfill
22-027ent	Joseph Gallagher	19 Potts School Road	1/20/2023	Rough Combo
22-051ent	Dave and Lydia Williamson	109 Donomore Drive	1/25/2023	Rough Framing
22-027ent	Joseph Gallagher	19 Potts School Road	1/25/2023	Firestop
20-002ent	Dave & Lydia Williamson	109 Donomore Drive	1/25/2023	Electric

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

Respectfully submitted,



Matthew Magovern  
LTL Consultants, Ltd.  
East Nantmeal Township  
Building Code Official

cc: Ed Latshaw  
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