

WEST NANTMEAL TOWNSHIP

FINAL

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on Monday, March 24, 2008, at the Township Building.

Attendance:

BOARD:

Bill Beam, Chairman
Daniel Dierksheide
Nelson Beam
Robert Baskin
Tom Eckles
Dan Collmann
Ronald Gilbertson

PLANNING CONSULTANT:

April Barkasi, P.E.

GUESTS:

Merle Stoltzfus

The Township Secretary asked each of the PC Members and the Planning Commission Secretary to sign stating that they have taken the oath of office before the meeting began. It is reported that all PC members have now taken the oath.

The Chairman called the March 24 meeting to order at 7:35 p.m. The minutes of the regular monthly meeting held on February 25, 2008 were reviewed. There was a correction noted on page two under other business. The third line sentence starting with "Other then" should be "Other than." A motion was made to accept the minutes as corrected, seconded and passed. Motion made by R. Baskin/N. Beam.

As the Township Secretary was present, she was asked to email the Township Supervisors minutes to the PC Secretary for distribution to the PC. In addition, any action taken by the Zoning Hearing Board will be forwarded to the PC. A communication, as to the dates of action required by the PC, will be forwarded and shared with the PC on a monthly basis.

Merle Stoltzfus attended. He wanted to make sure we received a copy of the letter written for Gary Elston, chair of the West Nantmeal Township Board of Supervisors by J. Jerome Skrincosky, AICP, Hawk Valley Associates, P. C. to Merle Stoltzfus. Copies were made and distributed. We thanked Mr. Stoltzfus for bringing this to our attention.

The PC reviewed the above-mentioned letter with information regarding changes provided by Planning Consultant, April Barkasi. After review of the draft submitted by J. Jerome Skrincosky, it was noted that the conditional use amendment was not addressed as was agreed at the February 25th PC/Supervisor joint meeting with Mr. Stoltzfus. *The Supervisors and Planning Commission agreed to consider a Conditional Use proposal from Mr. Stoltzfus requesting a reduced set back for his development.* In addition, it is not a good practice for the consultant to be employed by both the applicant and the Township. We need to avoid any perception of a conflict of interest.

Kaiser Subdivision (Arters Plan) - Review date began January 19, 2008, Planning agency review to be signed within 60 days or March 24, 2008.

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No one representing the Kaiser Subdivision (Arters plan) attended the meeting. As the time has expired, the PC completed the Planning Agency Review form stating that the planning module has been found to be inconsistent with municipal zoning ordinances or subdivision and land development ordinances. A waiver of the sewage facilities planning requirement of the residual tract of the subdivision has not been requested and therefore, is not consistent with applicable ordinances administered by this agency. The chair signed the review.

Grant/Knapp 4 lot subdivision changed to 3-lot subdivision on December 10, 2007, requiring a new review.

Review period ended on March 10, 2008. The Board of Supervisors has denied the plan. Keith Grant spoke with the Chairman of the Board of Supervisors and the Board of Supervisors will consider reinstating this plan in April.

Other business

D'Ancona's Zoning Hearing

Zoning hearing is scheduled for April 1, 2008. Board of Supervisors will be taking no action. Zoning Hearing Board will be making decision without involvement from the Board of Supervisors.

West Nantmeal Township Zoning Ordinance of 2009

The following dates have been chosen for the workshop meetings facilitated by J. Jerome Skrincosky, of the Hawk Valley Associates, for reviewing the West Nantmeal Township Zoning Ordinance of 2009. The Board of Supervisors has requested that all members of the Planning Committee attend these sessions. The PC has requested a start time of 7:30 p. m. for the following dates:

Thursday, May 15, 2008

Thursday, June 19, 2008

Thursday, July 17, 2008

Thursday, August 21, 2008

Thursday, September 18, 2008

Thursday, October 16, 2008

Thursday, November 20, 2008

Thursday, December 18, 2008

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Summary of Pending Plans:

Reginald W. Roy and Deborah Goold Land Development Review – Dave Beideman presenter
90-Day window began October 30, 2007 – date January 7, 2008. Date is extended

Devonshire Hills – 5 lot Subdivision – Dave Beideman presenter representing Robert Cone
90 Day window began November 26, 2007 – date February 11, 2008. Signed waiver to extend 60 days

With no further business to discuss, the meeting was adjourned at 9:10 p.m. on the motion of N.
Beam/D. Collmann.

Respectfully submitted,

Linda L. Dierksheide

Secretary