

WEST NANTMEAL TOWNSHIP
Final
September 24, 2012

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on September 24, 2012, at the Township Building.

Board Attendees:

Robert Baskin, Chairman
Dan Collmann, Vice Chairman
Nelson Beam
Jamie Coffman
Frank Daniel
Daniel Dierksheide
Tim Gage

Planning Consultant

April Barkasi, Cedarville Engineering Group LLC

Guests

Vic Kelly, Representing Salemwolf Associates, L.P.
John Kaiser, Presenter seeking variance

The Chairman called the September 24 meeting to order at 7:30 pm. Roll call was taken.

The minutes of the August meeting were approved with one correction. Remove from the second page, the second paragraph, last sentence "There isn't room for a sand mound and nothing perks on the property." Add the following sentence, "The lot does not perk for a sand mound. Motion by N. Beam/D. Collmann. Motion carried.

OLD BUSINESS

Hammell-O'Donnell Business Park – WN UPI # 23-06-16, 23-06-16.04 and 23-06-16.05. WN and West Brandywine Townships UPI # 29-01-01.03, 29-01-01.04 and 29-01-01. (322 and Chestnut Tree Rd.) BOS granted extension until March 11, 2013. Engineer, Vic Kelly, reported that they are working through the process. Access onto Chestnut Hill is a problem due to two gas pipeline locations, one active and one abandoned. The abandoned line is shallow. Hammell-O'Donnell is working with the pipeline's owner to resolve the problem.

Kim Levin – Salemwolf Associates, L.P. Review letter dated 9/24/2012, requesting lot line changes for lots 4 & 5 address of 221 Pumpkin Hill Road.

PC has the following recommendation for Jordan Hammell AKA Salemwolf Associates, L.P. concerning lots 4 and 5: PC recommend approval of Minor Subdivision Plan, provided revisions made still meet all requirements as listed by Cedarville Engineering Group, LLC review letter and ordinance. Motion by D. Dierksheide/D. Collmann. Motion approved.

John W. Kaiser, 674 N. Manor Rd, Elverson, PA seeking variance

The following recommendation was sent to the Zoning Hearing Board concerning John Kaiser requested variance: Applicant is seeking a variance from the requirement of the 30 foot setback from the side lot line and allowing for more than 30% of the accessory structure in the front yard. Because of the additional information provided to the Planning Commission, the applicant has a unique circumstance and has demonstrated that he requires relief from the side and front yard requirements. PC has no objection to this application for variance. Motion by J. Coffman/F. Daniel. Motion approved.

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Michael Kerr –DigEntGrp, LLC – plan filed on August 20, 2012 to have his two non-conforming lots put together to make one non-conforming lot on Lippitt Rd. He has an appeal waiting to be heard on his request for variance.

Steve Dadio, CPSS from Cedarville Engineering Group LLC, submitted a review letter dated September 10, 2012, for Sewage Facilities Planning Module, Component 3s. April M Barkasi, Township Engineer and P. E. from Cedarville Engineering Group LLC, submitted a review letter dated September 10, 2012, for Subdivision and Land Development. A Sewage facilities Planning Module Component 4A-Municipal Planning Agency Review form was completed and signed by the PC Chairman. The two review letters noted above were attached to this Module and returned to the Township Secretary for disbursement. No one was present at this PC meeting representing DIgEntGrp, LLC.

Sam Acker- N Manor Rd- Applying for a Special Exception for a trucking outfit to use the premises. Hearing was on September 26th.

NEW BUSINESS

Daniel Dierksheide submitted a letter of resignation effective December 31, 2012.

Linda Dierksheide submitted a letter of resignation effective December 31, 2012.

PC members can suggest replacements. Recommendations should be submitted to Board of Supervisors.

OTHER BUSINESS

Reminder: – Next meeting is October 22, 2012 at 7:30 pm at West Nantmeal Township Building. SALDO Update meeting is October 22, 2012 at 6:00 pm. Please plan to attend.

With no further business to discuss, the meeting adjourned at 8:51 pm. on the motion of N. Beam/J. Coffman. Motion Carried.

Respectfully submitted,

Linda L. Dierksheide

Secretary