

**West Nantmeal Township
Planning Commission Meeting Minutes
July 22, 2019**

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on July 22, 2019 at the West Nantmeal Township meeting.

Board Attendees:

Robert Baskin- Chairman
Jamie Coffman- Vice Chairman
Curtis Lammey
Nelson Beam
Dan Collman
Frank Daniel
Dan Dierksheide
Dane Moyer

Planning Consultant: Craig Kologie,
Castle Valley Consultants

Guests: William and Jane Baldwin, Doug and Beverly Dykhouse, Omar King, Samuel Stoltzfus, James Ford, Greg Wagman, Jon Lentz

Bob Baskin, Chairman, called the meeting to order at 7:30 p.m.

Motion: D. Dierksheide made the motion to approve the June 2019 meeting minutes with corrections. D. Collman seconded the motion. 8/8 in favor. Motion carried.

Old Business:

There is no old business at this time.

New Business:

1. 560 Yoder Road- Samuel Stoltzfus had questions about Lot 3, 560 Yoder Road. The property borders the turnpike. The property is 21.467 total acres and is zoned R1. Stoltzfus was questioning the home occupation use of the property. According to ordinance, a max of 1,500 square feet or 40% of lot square footage can be used for home occupation. S. Stoltzfus may apply for a variance. He will stop by township building on Wednesday to pick up a zoning hearing board application. C. Kologie will assist Stoltzfus with information needed for form. S. Stoltzfus invited Planning Commission members to visit 291 White School Road, Honey Brook, to see what his is proposed home occupation would look like.
2. Greg Wagman and Jon Lentz presented sketch plans of proposed subdivision of Jim Ford's property on Fairview Road. The property has a R2 Cluster zoning. The preliminary sketch plans had the lot divided into 21 1-acre parcels with approximately 40% of the property as open space. According to FEMA, there are no wetlands on the property. There was no soil testing done at this point. Planning commission recommends for Ford to get a site- analysis plan completed. C. Kologie recommends incorporating information about the

following in the site plan: backyards that were facing Fairview Road, integrating subdivision and open space together, and providing a means of protection from water quality perspective of stream. Planning commission recommended coming back with site analysis plan and updated sketches, so discussion of the proposed subdivisions can be continued.

3. Amish Schoolhouse- Omar King came to the meeting to check on the progress of possibly changing ordinance to allow the building of an Amish Schoolhouse. WNT has checked with Honey Brook Township to see how their ordinance is written. The township is also going to check with other townships to see their ordinances are written. There was no action required by the Planning Commission at this time.
4. Doug and Beverly Dykhouse- Mr. and Mrs. Dykhouse came to the meeting to see if any progress was made towards the approval to build a porch on their mobile home. Previously their zoning permit was denied. Currently, there is nothing new to report. Township solicitor is working to update zoning. There was no action required by the Planning Commission at this time.

Next Meeting: August 26, 2019 at the West Nantmeal Township building at 7:30 p.m.

With no further business to discuss, B. Baskin adjourned the meeting at 8:24 on the motions of J. Coffman and D. Collman. 8/8 in favor. Motion carried.

Respectfully Submitted,
Christine Raines
Planning Commission Secretary