

**West Nantmeal Township  
Planning Commission Meeting Minutes  
March 22, 2021**

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on March 22, 2021 at the West Nantmeal Township meeting.

**Board Attendees:**

Dane Moyer- Chairman  
Jamie Coffman- Vice Chairman  
Dan Dierksheide  
Curtis Lammey  
Nelson Beam  
Bob Baskin  
Frank Daniel (zoom)

**Planning Consultant:**

Craig Kologie, Castle Valley  
Consultants

Absent: Dan Collmann

Guests: Jane Baldwin (zoom), Kristin Campo (zoom), Adam Brower (zoom)  
Shawn Blickley (zoom), Denise Yarnoff (zoom), Jeff Dill

Dane Moyer, Chairman, called the meeting to order at 7:30 p.m.

Motion: N. Beam made a motion to approve the February 22, 2021, meeting minutes with proposed changes. D. Dierksheide seconded the motion. 7/7 in favor. Motion carried.

**Old Business:**

There is no old business at this time.

**New Business:**

- Wyebrook Farm- Zoning Hearing subdivision: Jeff Dill and Denise Yarnoff presented information to the Planning Commission concerning the Zoning Hearing application for 178 Wyebrook Road and 823 N. Manor Road. J. Dill is one of the current owners of the property. The primary intent of the lot is Agricultural Use and Farm- Supported Business, which includes a restaurant use and event space. They are looking to make use of the buildings already on property. In the zoning application, they are asking relief for the amount of parking spaces, the number of employees allowed, and the owner being the primary occupant on the property. They have 2 proposed additional uses.
  - Plan A: They would run a Beer Garden open 5 nights/ week in seasonal weather with space for up to 250 people. They would also host up to 10 events a year adding an additional 250 people, for a max amount of 500 people at any given time. They also would try to hold up to 4 festivals a year. They would use the restaurant for food for this option.
  - Plan B: They would host just events, planning to have around 4-6 events per month. They would also try to host up to 4 festivals a year. They would use food trucks for this option.

\*Motion- D. Moyer made the motion that the Planning Commission would support the zoning variance for the 3 conditions requested that are (1.) Having more than 5 employees, (2.) Increasing the number of parking spaces to above 10, and (3.) Owner primary occupant of the property with conditions outlined in Plan A with the letter provided from applicants' attorney

Riley, Riper, Hollin and Colegreco dated 3/19/21, and the addition of land development not being exempt from this use. B. Baskin seconded the motion. 7/7 in Favor. Motion Carried.

- Elverson UMC- Brick Lane Subdivision- Mike Bercek is the representative for the subdivision. They are interested in subdividing the property into 3 lots. Only one of the lots will fall in West Nantmeal Township.

\*Motion: J. Coffman made the motion that the plan proposed by Mike Bercek, AICP for the proposed 3- lot subdivision plan for Elverson United Methodist Church be amended to address the zoning ordinance comments and the general comments in the letter dated 3/22/2021. Bob Baskin seconded the motion. 7/7 in favor. Motion carried.

- Arbor's Edge- Chestnut Tree Road Subdivision- The current plans have not yet been reviewed by C. Kologie, Castle Valley Consultants. The Planning Commission reviewed the plans and will revisit in later meetings.

Next Meeting: April 26, 2021, at the West Nantmeal Township building at 7:30 p.m.

With no further business to discuss, D. Moyer adjourned the meeting at 9:10 on the motions of N. Beam and J. Coffman seconded the motion. 7/7 in favor. Motion carried.

Respectfully Submitted,

Christine Raines  
Planning Commission Secretary