

**WEST NANTMEAL TOWNSHIP  
PLANNING COMMISSION MINUTES  
455 North Manor Road, Elverson, PA 19520  
February 27, 2023**

**Present:**

Planning Commission: Dane Moyer, Robert Baskin, Nelson Beam, Dan Collman, Dan Dierksheide, and Curtis Lamme. Jaime Coffman was absent.

Consultants: Craig Kologie of Castle Valley Consultants

Staff: Lisa Gardner

Public: Rick Stratton of Chester Valley Engineers and Steve Mattia

Call to Order: 7:30 p.m.

**Announcements**

There were none.

**Approval of Minutes**

Mr. Baskin moved to approve the minutes of February, 27, 2023, and Mr. Collmann seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

**Old Business**

129 Church Road, John Mattia

Mr. Rick Stratton and Mr. Steve Mattia returned with a waiver list and a revised zoning compliance letter as suggested by Members at the January meeting. Mr. Kologies's letter received "will comply" to the balance of the issues. The applicant made minor grading adjustments and updated the Plan to be submitted in hopes of obtaining a recommendation tonight for approval at the March Board meeting. One more parking tabulation will be added to the plan and motion.

The three requested waivers were read aloud by Mr. Moyer:

1. The applicant requests a waiver from the requirement to submit plans for preliminary approval before the submission for final approval. The plans are to be submitted for both preliminary and final approval.
2. The applicant requests a waiver to allow two accessways (driveways) to a lot with a street frontage of fewer than 400 feet.

3. The applicant requests a waiver from the requirement for all interior drives and accessways to be paved.

The motion was read aloud by Mr. Moyer. The motion contained the applicant's goals, preliminary/final plan approval conditions (including the addition of the parking tabulation), and the three waivers. Mr. Dierksheide moved to recommend approval to the Board of Supervisors, in compliance with the letter from Castle Valley Consultants, dated February 20, 2023. Mr. Collmann seconded. Mr. Moyer called for discussion and there being none, called the vote. All were in favor.

## **New Business**

### 11 Fairview Road

Mr. Kologie stated that the applicant has contacted the Township regarding the timing and preconstruction processes.

### Adjournment

There being no further business, Mr. Baskin moved to adjourn the meeting and Mr. Lammey seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:20 p.m. The next meeting will be held on March 27, 2023, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully submitted,

Lisa Gardner, Recording Secretary