

**WEST NANTMEAL TOWNSHIP  
PLANNING COMMISSION MINUTES  
455 North Manor Road, Elverson, PA 19520  
April 24, 2023**

**Present:**

Planning Commission: Dane Moyer, Chairperson, Robert Baskin, Dan Collman, Curtis Lammey, and Jaime Coffman. Dan Dierksheide and Nelson Beam were absent.

Consultants: Craig Kologie of Castle Valley Consultants

Staff: Lisa Gardner

Call to Order: 7:33 p.m.

**Announcements**

**Approval of Minutes**

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

**Old Business**

**New Business**

626 Bulltown Road – proposed Subdivision and Land Development Plan

Mr. Dobson, of Inland Design, attended tonight with applicant Mr. Luke Stoltzfus. The project planned is a farmette, detached garage, and future bank barn at 626 Bulltown Road. Items discussed were technicalities involving the front yard, a zoning variance, stormwater, and exemptions. The engineer told the PC that items mentioned in the letter dated April 7th, 2023 were deemed “will comply”. The engineer was advised to return with information on waivers, an updated access agreement, and an updated plan after the NPDES permit is submitted.

Fidelity Contracting Land Development Plan

Mr. Glenn Kelczewski, of Bercek & Associates, attended tonight with applicant Mr. Richard Burkholder, of Fidelity Contracting, LLC. The applicant proposes a consolidation of 2 lots, the construction of stone driveways, and a storage area at 789 North Manor Road. They discussed stormwater infiltration, testing, waivers, water quality, runoff volume, and DEP guidelines. Further discussion continued regarding lighting and landscaping. Mr. Burkholder explained his reasoning for avoiding fencing in the area. Mr. Kologie asked the applicant to let him know when the pre-application

meeting will be with the Conservation District. Mr. Kologie received a “will comply” to items needing compliance in his letter dated April 19th, 2023). Mr. Kelczewski will return with more information and updates to the plan after discussions with Mr. Kologie and the DEP.

### Adjournment

There being no further business, Mr. Collman moved to adjourn the meeting and Mr. Baskin seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:30 p.m. The next meeting will be held on May 22nd, 2023, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully submitted,

Lisa Gardner, Recording Secretary