

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

Call to Order 7:30 p.m.

Roll Call:

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

Consultants: Craig Kologie of Castle Valley Consultants

Staff: Lisa Gardner

Public: See attached sign-in sheet

Approval of Minutes

Mr. Collman moved to approve the minutes of June 26th with a minor edit. Mr. Coffman seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Old Business

Fidelity Contracting Land Development Plan at 789 North Manor Road

Mr. Glenn Kelczewski, of Bercek & Associates, represented applicants Mr. Richard Burkholder, and Mr. Steven Keech, of Fidelity Contracting, LLC. Mr. Kelczewski updated Members on their progress in consolidating 2 lots.

1. Stormwater management was revised using an underground recharge bed
2. Obtained DEP sewage waiver
3. Completed submittal for the NPDES permit.

Mr. Kelczewski portrayed the landscaping buffer plan and explained his reason for avoiding fencing in the area (for zoning compliance). The neighbor to the east, who was in attendance, said a fence would be detrimental to the property. It would also place a fence next to another existing fence.

- Members requested a statement regarding the difference between the results of the recharge bed at 10 feet vs. 13 feet.
- Three waivers were discussed. One to reduce the number of shrubs and trees, and two to allow existing mature landscaping to count toward the requirements of the ordinance.

Hammell-O'Donnell Business Park at 161 Column Drive.

Mr. Sean O'Donnell portrayed an Amended Preliminary Plan for a business park at the end of Chestnut Tree Road, near Route 322. It is zoned Industrial and is in both West Nantmeal and West Brandywine Townships.

- The Plan started with 15 lots but has been reconfigured to 11.
- The entrance is the same, the roadway is different, and the lots are larger.
- Some lots are presold.
- Stormwater is noted on the plan.
- Emergency access will be added.
- NPDES and PennDOT permits are active.

Adjournment

There being no further business, Mr. Coffman moved to adjourn the meeting and Mr. Baskin seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:40 p.m. The next meeting will be held on August 28, 2023, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully submitted,

Lisa Gardner, Recording Secretary

