

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
August 28, 2023**

Call to Order 7:30 p.m.

Roll Call:

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

Consultants: Craig Kologie of Castle Valley Consultants was absent.

Staff: Deborah Kolpak

Public: Adam Brower, E.B. Walsh – 11 Fairview Road; Sean O'Donnell – Hammell-O'Donnell Business Park

Approval of Minutes

Mr. Baskin moved to approve the minutes of July 24th and Mr. Lammey seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Old Business - None

11 Fairview Road Sub-Division

Mr. Adam Brower, of E.B. Walsh, presented a revised sketch plan for review. The new plan reduces the number of lots from 18 to 7.

- 4 lots will be on Fairview Road. Two will have a shared driveway which allows the homes to face Fairview Road. Mr. Collmann asked about maintenance of the shared driveway and Road A which goes to the cul-de-sac.
- Lots 1, 4, and 5 will be off the cul-de-sac
- Mr. Brower suggested that a Homeowners Association (HOA) would be necessary for property and road maintenance.
- Due to plan changes, it will need to go back through Conditional Use.

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

Mr. Sean O'Donnell discussed the location of an emergency access road that was recommended at the July meeting. At present the access road will be located between lots 2 and 3. Mr. Moyer suggested placement along the property line for simplicity.

Adjournment

There being no further business, Mr. Lammey moved to adjourn the meeting and Mr. Collmann seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:25 p.m. The next meeting will be held on September 25, 2023, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully submitted,

Deborah M Kolpak, Secretary

