

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

Call to Order 7:28 p.m.

Roll Call:

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

Consultants: Craig Kologie of Castle Valley Consultants was not in attendance.

Staff: Lisa Gardner

Public: Mr. Adam Brower of E.B. Walsh & Associates, Inc.

Approval of Minutes

Mr. Baskin moved to approve the minutes of September 25th and Mr. Collman seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Old Business

New Business

11 Fairview Road Amended Plan

Mr. Adam Brower of E.B. Walsh & Associates, Inc., discussed the new 7 lot plan with a reduced road size. He asked for the Member's thoughts after a brief discussion with the Township Engineer earlier today. Discussion followed regarding these review letter points (dated November 11, 2023):

- A second Conditional Use Hearing is necessary.
- Buffer zone vs. encroachment (possible encroachment and variance permit for the driveway).
- The narrow piece of land connecting the Open Space will be reserved although it will not be included in Open Space calculations.
- Lot owners will own the Open Space.
- Waiver requests may be submitted for a possible streetlight and grading of the road.
- The irregular shape of the lots is due to them being oversized and the minimizing of the road.

Solar Power Zoning

Mr. Beam asked Members for their ideas regarding an ordinance for commercial solar power.

Mr. Moyer suggested Members watch an online event from 12 to 1 p.m. on November 29th, 2023, by the Chester County Planning Commission. The webinar is called Municipal Ordinance Best Practices for Accessory and Principal Use Solar Power. This will help municipalities prepare for when companies and large property owners want to discuss ground-based solar arrays.

Discussion points:

- Open Spaces and Viewsheds are priorities in Chester County.
- Finding the balance between solar commercial, the decrease in farmland, the importance of Viewshed, and hardship income.
- Environmental impact of topsoil removal and stormwater implications.
- Financial protection of the Township for commercial failures.
- The need for a Glare Study or amending the lighting ordinance.
- The benefit of having solar on existing impervious areas.
- A solicitor's input is needed, for example- acreage vs kilowatts.
- Consideration of the percentage of acres owned vs the size of an allowable array.
- Setback and buffering.
- A need to research WN parcels and draft a list of properties that could qualify for a commercial array.
- Solar arrays primarily on Township owned land.

Adjournment

There being no further business, Mr. Lammey moved to adjourn the meeting and Mr. Dierksheide seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 9:00 p.m. The next meeting will be held on December 18, 2023, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner