

**WEST NANTMEAL TOWNSHIP  
PLANNING COMMISSION MINUTES  
455 North Manor Road, Elverson, PA 19520  
January 21, 2024**

**Call to Order 7:30 p.m.**

**Roll Call:**

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

Consultants: Craig Kologie of Castle Valley Consultants

Staff: Lisa Gardner

Public: See attached sign-in sheet

**Approval of Minutes**

Mr. Moyer read aloud additional solar energy points sent via email by Mrs. Gardner for possible amendment to the proposed November minutes. Mr. Dierksheide suggested a minor edit.

Mr. Beam moved to approve the November minutes including the solar energy discussion points and minor edit. Mr. Coffman seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

**Reorganization**

Mr. Beam motioned to nominate Mr. Coffman as Temporary Chairperson and Mr. Lamme seconded. Mr. Coffman called for discussion and there being none called the vote. All were in favor.

Mr. Collman moved to nominate Mr. Moyer as Chairperson and Mr. Coffman seconded. Mr. Coffman called for discussion and there being none called the vote. All were in favor.

Mr. Beam called to cease the nominations for Chairperson and Mr. Dierksheide seconded. Mr. Moyer called for discussion and there being none called the vote. All were in favor.

Mr. Dierksheide moved to nominate Mr. Baskin as Vice Chairperson and Mr. Moyer seconded. Mr. Moyer called for discussion and there being none called the vote. All were in favor.

**Old Business**

## Fidelity Contracting

Mr. Kelczewski appeared for his client, Fidelity Contracting. Mr. Kologie stated that a variance from the Zoning Hearing Board was obtained to waive the installation of an eight-foot fence. He said all comments were addressed and all waiver requests were acceptable. Mr. Moyer reviewed all points with the Members.

1. Waiver approved -from providing the required landscape screen since the property is not visible from the road and supplemental plantings were added.
2. Waiver approved -to allow existing deciduous trees from the first land development to be considered for this project and reduce the total requirement.
3. Waiver approved -to allow the existing shade trees along North Manor Road to count toward the SALDO requirement.

Mr. Dierksheide moved to accept the Plan as written by the Township Engineer, where all points in the review letter were satisfied and all waivers were granted. Mr. Collmann seconded. Mr. Moyer called for discussion and there being none called the vote. All were in favor.

## **New Business**

### Ford-Rigg Subdivision

Mr. Kelczewski appeared for Mr. William Rigg, Jr. and Ms. Dorothy R. Ford, regarding tax parcel 23-5-35.3 (in R1), near the intersection of Pumpkin Hill Road and Creek Road. The applicants propose to subdivide a ~26-acre lot into two residential lots. Lot 1 would consist of ~ 12 acres and lot 2 would be ~14 acres. Discussion followed:

- Wetlands and Hydric Soil will be shown on the Sketch Plan.
- Wetlands study to be completed.
- Lot averaging calculations are being done along with driveway access drawings.
- Street trees are not shown on the plan nor is a waiver requested.
- It will be deed-restricted from further subdivision.

Mr. Kelczewski was told to return with a concept plan and to add trees along the southeast edge of the parcel.

### Hammell-O'Donnell Business Park

Mr. McKenna, of Howell Engineering, updated the Members on the Hammell-O'Donnell Business Park Plan changes. Interior lot #5 is slated to be organized and improved with a building for a shop, office, and parking, etc. The applicant's goal is to be ready to build a road as soon as they become fully compliant to Township comments (paving, parking, screening). They are working on stormwater now and a traffic study is scheduled. The NPDES permit is pending. Next, Members expect a stormwater and planning module for each lot, and clarification on the access.

### Bollinger Road Parking Lot Expansion Plan becomes Township Park Improvements Sketch Plan

Mr. Kologie presented a sketch plan (not yet portraying additional pickleball courts) reflecting suggestions by the West Nantmeal Park and Recreation Committee. Members reviewed the draft which portrayed:

- Additional parking for the Bollinger Road area of the park. This is needed in the summer to prevent parking along the road itself. (50 spots- some to be held in reserve)
- A new pavilion near the Bollinger side as shelter.
- Dedicated pickleball courts (3 or 4) in that area.

Mr. Kologie said there are grants available with a \$250,000 maximum and he was looking for comments from the PC. Members mentioned having a lighting discussion regarding the Bollinger Road pickleball courts and the new parking area.

### Township Comprehensive Plan

Mr. Kologie said the Township secured a grant to update the 17-year-old Comprehensive Plan. The grant, by the Chester County Planning Commission, provides \$50,000 with Township matching \$40,000. The Comprehensive Plan will be updated by 2026.

### Miscellaneous

Mr. Moyer stated that the Board of Supervisors requested additional input regarding solar recommendations and input on short-term rentals. The current ordinance states that a short-term rental duration must be at least 30 days.

### 2024 Meeting Calendar

The 2024 Planning Commission Meetings are scheduled on Mondays, with May and December adjusted for holidays.

February 26th  
March 25th  
April 22nd  
May 20th  
June 24th  
July 22nd  
August 26th  
September 23rd  
October 28th  
November 25th  
December 16th

Adjournment

There being no further business, Mr. Dierksheide moved to adjourn and Mr. Coffman seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 9 p.m. The next meeting will be held on February 26, 2024, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner

WEST NANTMEAL TOWNSHIP

MEETING OF THE PC  
DATE 1-22-24

ATTENDANCE: Please sign in legibly

NAME: ADDRESS OR COMPANY NAME: EMAIL ADDRESS:

Steve Keech Fidelity Contracting LLC SteveKeech@fidelitycontracting.com

Glen Kelczewski Bercek & Associates gkelczewski@bercekassociates.com

Scott Risbow Sweetwater scottrisbow@earthlink.net

SEAN O'Donnell Sweetwater seano@pickanywalk.com

DAN MCKENNA Hwal dmckenna@knowhowell.com

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