

Board of Supervisors Meeting
May 11, 2026

Opening: Chair Elston opened the regular scheduled meeting on Monday, May 11, 2026, at 7:00 P.M. at the West Nantmeal Township Building.

Roll call was taken, and present were supervisors: Gary C. Elston, Nelson R. Beam, H. Barclay Hargreaves III, Craig Kologie, Zoning Officer and Kristin Camp, Solicitor.

Public Comment: Chair Elston called for public comment on tonight's agenda which was available at the meeting and posted on the Township Building and website; No public comment was received.

Minutes:

Motion: Mr. Beam made the motion to approve April 13, 2026 meeting minutes and Mr. Hargreaves made the second. Motion carried 3-0.

Treasurer's Report:

The Treasurer's Report stands approved until further audit. Balances were as follows:

- **Operating Accounts:**

Victory Bank Money Market @ 3.59%	1,063,641.68
Victory Bank Checking @ 3.35%	<u>7,854.23</u>
Total Operating Funds:	\$ 1,071,495.91

- **Designated Accounts:**

Victory Bank - State Fund @ 3.59%	202,480.60
Victory Bank – Community Day @3.59%	2,321.22
Victory Bank – Community Day Donations @3.59%	6,185.63
Trumark CD - Elverson-Honey Brook EMS –matures 4/9/26 @ 3.928%	38,472.74
Trumark CD - Twin Valley FD –matures 7/1/25 @ 4.025%	38,377.25
Trumark - Savings @ .02%	6.21
PLGIT - FIRE/EMS - Prime MM @ 3.74%	5,346.99
PLGIT - Act 209- Prime MM @ 3.74%	2,386.98
PLGIT General Fund Prime @ 3.74%	2,998.79
PLGIT General Fund Class @ 3.49%	165,918.37
PLGIT Recreation - MM @ 3.74%	<u>13,407.58</u>
Total Designated Funds:	\$ 477,902.36

- **Investment Accounts:**

Victory Bank – Investment MM @ 3.59%	276,842.58
PLGIT CD 1 Term @ 4.05% matures 6/22/26	231,622.66
PLGIT Term CD @ 3.82% matures 6/2/26	233,853.36
PLGIT CD 3 Class @ 3.49	154,879.80
PLGIT CD 4 @ 3.72% matures 7/17/26	195,363.17
PLGIT Term 4 @ 3.85% matures 5/29/26	382,468.64
1 st Resource Truck Fund @ 3.50% matures 7/10/26	55,527.37
1 st Resource CD 1 @ 3.40% matures 1/10/27	221,791.68

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Trumark CD 1 @ 4.55% matures 6/4/26	114,979.96
Trumark CD 2 @ 4.55% matures 6/4/26	230,312.79
Trumark CD 3 @ 4.121% matures 12/16/25	113,304.75
Trumark CD 4 @ 4.169% matures 3/19/26	115,083.53
Victory Bank CD @ 3.75% matures 5/25/26	260,046.73
Victory Bank CD 3 @ 4.40 % matures 5/25/26	<u>137,570.88</u>
Total Investment Funds:	\$2,723,647.90

- **Escrow Accounts:** \$ 26,199.61
- **Total Funds under management:** \$ 4,299,245.78

AUDIENCE:

- Skip deGaray; Meghan deGaray both asked to reserve comments until later in the agenda.

Ordinance 3-2026 Hearing

- Hearing for Ordinance 3-2026 Amending Chapter 215 Titled “Zoning”; Section 215.7 Titled “Specific Terms” to add a definition for “Residential Cluster Design for a C-1 District” ; Section 215-16, Titled “Village Commercial (C-1) zoning district” to add a new subsection 215-16.C(9) to allow residential cluster developments by conditional use, subject to various standards; Section 215-25, Titled “Single-Family Detached Residential Dwellings” to add a new subsection 215-25.A(8) to allow single-family detached residential dwellings by conditional use within the C-1 District as part of a residential cluster design, subject to various standards;; Section 215-26, titled “Single-Family Semidetached Residential Dwellings” to modify Section 215-26.A to allow single-family semidetached dwellings by conditional use within the R-3 and C-1 zoning districts as part of a residential cluster development, subject to various standards: Section 215-27, titled “Townhouse Uses and Developments” to modify Section 216.27A to allow townhomes by conditional use within the R-3 and C-1 zoning districts as part of a residential cluster development, subject to various standards; Section 215-35, titled “Residential Cluster Design for R-3 Zoning District” to provide standards for residential cluster developments in the C-1 zoning district, to modify certain dimensional standards for the permitted dwelling types in a residential cluster development, to amend Section 215-35.C(3) to clarify that the sanitary sewage disposal facilities for the R-3 and C-1 cluster developments shall be planned in accordance with subsequent revisions to the West Nantmeal Township sewage facilities plan, to amend the standards of Section 215.35E(2) to eliminate the prohibition on the areas occupied for a residential use including category 1 slopes; to modify Section 215.35E(5) to modify the off-street parking requirements for a residential cluster development; to amend the standards of Section 215-35.G(2) to permit a maximum of 50% of common space to include stormwater management facilities; and to amend attachment 4, also identifies as Matrix Chart 4, to add standards for C-1 cluster developments.

Hearing was opened at 7:05 PM by Ms. Camp. Ms. Camp provided 4 exhibits: Proof of publication in the Daily Local News on April 24 and May 1, 2026; Email dated April 21, 2026 to the Daily Local News and the Chester County Law Library; West Nantmeal Township Planning Commission minutes dated March 23, 2026; Chester County Planning commission review dated April 14, 2026.

Motion: Mr. Elston polled the Board to adopt Ordinance 3-2026 as written, and it was unanimous in agreement. Motion carried 3-0.

The hearing was closed at 7:15 PM by Ms. Camp

Resolution 2026-4 Hearing

- Hearing for Resolution 2026-4 Approving the West Nantmeal Township Comprehensive Plan of 2026 Processing Residuals was opened at 7:16 PM by Ms. Camp. Ms. Camp provided exhibits: Proof of publication in the Daily Local News on April 24 and May 1, 2026; minutes from the West Nantmeal Township Planning Commission on March 23, 2026; Chester County Planning Commission review letter dated April 16, 2026; Correspondence to Twin Valley School District, East Nantmeal Township, Warwick Township, West Brandywine Township, Elverson Borough, Caernarvon Township, and Robeson Township dated April 16, 2026 and Wallace and Honey Brook Township dated April 21, 2026; Response from Caernarvon Township dated March 12, 2026.

Motion: Mr. Beam made a motion to adopt Resolution 2026-4 to approve the Adoption of the West Nantmeal Township Comprehensive Plan of 2026 and was seconded by Mr. Hargreaves. Motion carried 3-0.

The hearing was closed at 7:20 PM by Ms. Camp

Audience:

- Bob Marinacci, 335 Ironstone Lane – expressed concern about noise ordinance violations and parking issues that would restrict emergency services. Ms. Camp stated that a professional must do a sound recording and that the Township is not responsible for placing “no parking” signs on an HOA owned road.
- Skip deGaray, 163 Township Line Road – concern regarding continuing issue with unrestrained dogs at 264 Chestnut Tree Road.

Engineering:

- Preconstruction meeting was held regarding Chestnut Tree Road repair work. Alan Myers was awarded the contract, and the start date was not confirmed.

Zoning Report:

- A hearing at District Court is scheduled for June 10. Progress is being made on cleaning up the property and addressing the violations.
- Mr. Kologie will investigate possible zoning violations on Church Road.

Solicitor’s Report:

- 127 E. Conestoga Road – work is progressing on the Intergovernmental Agreement with Elverson Borough for water and sanitation services.
- Wyebrook Farm – applied for temporary sewage holding tanks that will be monitored for one year.

Planning Commission:

- Reviewed 3 plans for the Hammell-O’Donnell Business Park- no recommendations at this time.
- Data Center ordinance – reviewed draft ordinance and suggestions from audience feedback.

Roads:

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- Goodfellow Road – pipe under the road is blocked with sediment and an easement will be needed to repair/replace the pipe.
- Wyebrook Road – road curve sign will be ordered. Discussed lack of speed limit signs and the allowable speed. Speed study may be needed.
- Yoder Road – Loren Weaver will assume responsibility for removing pine trees and installing a swale at 140 Yoder Road. This will require a road closure which may align with planned road work.
- Stetson Drive – discussed the request from a property owner regarding stone in gutters.

Parks and Recreation:

- Community Yard Sale is scheduled for May 16 – 8 AM to noon.
- Music in the Park – June 16, July 21, August 18
- Community Day planning is continuing.
- Run for Russ, October 2 – request for event. Mr. Hargreaves will contact Twin Valley Fire Department for fire police to assist with closing Bollinger Road.

Historic:

- Susan Ward provided a quarterly finance report and spoke about the project with Kutztown University to update the Township video for the 250th celebration; Lewis Mill Historical District is progressing; March visit to a Lewis Mill property was informative in preparation for the well-attended railroad program at St. Mary's. Mr. Elston said that the Board of Supervisors appreciates all the work the Historical Commission does for the Township.

EMS: report under Item 3.

OLD BUSINESS:

1. Data Center draft ordinance – Discussed further adjustments to the ordinance. Ms. Camp stated that the ordinance can be modified and asked for written input from interested parties. A draft copy of the ordinance can be placed on the Township website.
2. Yoder Road culvert – request for final payment from Joseph J Danielle LLC in the amount of \$13,686.60.

Motion: Mr. Beam made a motion to approve the final payment to Joseph J Danielle LLC in the amount of \$13,686.60 for the Yoder Road culvert repair and was seconded by Mr. Hargreaves. Motion carried 3-0.

NEW BUSINESS:

3. Resolution 2026-5 – West Nantmeal Township Emergency Operations Plan – tabled until the June meeting.
 4. Fairview Road subdivision – Conditional Use modification request to remove the installation of an underground tank to hold water for firefighting purposes. The hearing will be held on June 8.
 5. 2416 Chestnut Tree Road plans – plans and agreements were signed. Ms. Camp will take the plans to be recorded.
 6. Fairview Road Subdivision Escrow Release – request for \$115,552.47 to Joseph W. Davis Inc.
- Motion:** Mr. Beam made a motion to approve the Fairview Road Subdivision escrow release in the amount of \$115,552.47 to Joseph W. Davis, Inc. and was seconded by Mr. Hargreaves. Motion carried 3-0.

7. Auditors' report – 2025 audit is complete with no significant findings. The Supervisors would like to increase the approved working Supervisor wages to align with employee wages. Community Day Director can be eliminated for 2026.
8. Western Chester County UCC Board of Appeals -this has been inactive for several years and is necessary in the event of an appeal. This is now being reorganized, and more information will be available in the next few months.

OTHER BUSINESS: None

BILLS: The bills to be paid this evening have been reviewed.

Motion: Mr. Beam made the motion to pay the bills and was seconded by Mr. Hargreaves.

Motion carried 3-0.

General Fund

\$42,182.15

ADJOURNMENT: With no further business to discuss, adjournment took place at 8:55 P.M. with Mr. Beam making the motion to adjourn and seconded by Mr. Hargreaves. Motion carried 3-0.

Respectfully submitted,

Deborah M. Kolpak, Secretary

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