

WEST NANTMEAL TOWNSHIP

FINAL

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on January 26, 2009, at the Township Building.

Board Attendees:

Bill Beam, Chairman
Daniel Dierksheide, Vice Chairman
Nelson Beam
Robert Baskin
Dan Collmann
Ronald Gilbertson
Jamie Coffman

Planning Consultant

Sue Phillips

GUESTS

Marty Dwyer
Christopher Falencki
Debi Seibert

The Chairman called the January 26 meeting to order at 7:30 p.m. The minutes of the regular monthly meeting held on December 22, 2008 were approved. Motion by R. Baskin/N. Beam.

Bill Beam stated that Jamie Coffman would be the new member of the Planning Commission. Current members of the Planning Commission were introduced to Mr. Coffman.

OLD BUSINESS

Calvin Stoltzfus – Sketch Plan to subdivide 3.2 acres on 401 creating a 1.2 acres lot.

Plans were filed on 1-21-09

No one present.

Wyebrooke Farm Subdivision – 5-10-2007 Revised Plan Wyebrooke Farm Subdivision will be removed as of January 26, 2009.

Barneston Holdings (Former Candleford Subdivision) - Sketch Plan for 3 lots

Marty Dwyer and Christopher Falencki, P.E. attended to discuss outstanding issues. The review letter dated December 22, 2008 had not been review at the last meeting. Mr. Falencki stated that he would like to discuss the item concerning the Flag Lot. It is recommended that the shared portion of the driveway be held in fee simple configuration by Lot # 3 only. As proposed, a portion of the shared driveway will be extended through Lot # 2 and then to Lot #3, requiring there to be a cross access and maintenance agreement between the owners of the Lot #2 and Lot #3.

The shared driveway must be constructed prior to the sale of any of the proposed lots to ensure that proper access is provided to each lot. The applicant must provide an estimate of the cost of that improvement and provide an escrow as part of the Final Plan approval process.

Mr. Falencki and Mr. Dwyer are hoping to have one buyer for the property, as they are looking for subdivision of land not land development They would prefer not to escrow money for the

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driveway. If more than one buyer, they would like to put notes on the deed and plans concerning shared driveway and maintenance of driveway. .

The other item of concern was the S.L.D.O. section 403.2.C: A full plan of proposed subdivision or land development, prepared in accordance with section 403.1. At a minimum, a maintenance responsibility agreement, by the owner of Lot # 3 and conditions governing the usage of the private street by owners of Lot #1 and #2 should also be submitted for review. It is recommended that the private driveway, owned by Lot #3, be extended to Lot #3 instead of using the shown layout of entrance to Lot # 3 thru Lot #2. The applicant should provide mitigation of the impacts of the un-detained impervious area of the proposed 10 feet wide private driveway to decrease the volume of storm water runoff and rate of discharge.

Barneston Holdings is still waiting for PENDOT approval; however, all other approvals have been obtained. Sue Philips will seek an answer about shared driveway for Final Plan.

Jordan Hammell and Sean O'Donnell - Sketch Plan (322 and Chestnut Tree Rd.)

No one present

Devonshire

No one was present. They did not publish their Public Notice (they have now, but the time limit is not up) and once that is done, everything has to be sent back to DEP. Plus, although they have an adequate letter from CCCD, they don't have the NPDES Permit from DEP; so the planning process is on hold.

NEW BUSINESS

Debi Seibert of 3031 Creek Road asked what she could do about the future mud and water runoff that is certain to run on to her and surrounding property owners in the next rainfall. Mature woods have been removed from the nearby upper property and nothing has been put in place to control the future water runoff. It was suggested that she contact the Chester County Conservation District in West Chester.

OTHER BUSINESS

Congratulation to April and family on the newest family member, Nadia Faith, who arrived on January 22, 2009. A card was signed by all members and will be sent to April and family.

West Nantmeal Township Zoning Ordinance of 2009 is scheduled to meet February 19 at 7 p.m. in the Township Building.

The 10th Annual Land Use Issues Conference will be held on Saturday, March 7, 2009 at the Berks County Agricultural Center in Reading PA. Registration begins at 8 am and conference will wrap up at 2:30pm for the New Tools and Opportunities for Advancing Sound Land Use. If anyone is interested, contact the Planning Commission Secretary for further details.

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With no further business to discuss, the meeting adjourned at 8:42 p.m. on the motion of J. Coffman/D. Dierksheide.

Reminder: the next PC meeting is February 23 at 7:30 p.m.

Respectfully submitted,

Linda L. Dierksheide

Secretary