

WEST NANTMEAL TOWNSHIP

FINAL

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on February 23, 2009, at the Township Building.

Board Attendees:

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

Planning Consultant

Sue Phillips

GUESTS

Dave Beideman
Dave Porter
John Berg

The Vice-Chairman called the February 23 meeting to order at 7:30 p.m. The minutes of the regular monthly meeting held on January 26, 2009 were approved. Motion by N. Beam/R. Gilbertson.

OLD BUSINESS

Debi Seibert's voiced concern for future water runoff at the 3031 Creek Road location.

Nelson Beam updated the PC members concerning the potential water run-off issue. Silt fencing is or will be installed to control the water. Ms. Seibert did contact the Chester County Conservation District in West Chester for help with this resolution.

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.

Barneston Holdings (Former Candleford Subdivision) – Sketch plan, Subdivision 3 lots – Marty Dwyer and Lewis Frame 12/22/2008 – 90 day review period. Plan has been filed and fees paid. They are asking DEP for an exemption as they are using the perks from the original Candleford submission, which DEP approved. We have to see if DEP agrees but it is in the process. DEP is not requiring additional Planning Modules. Mr. Felanchi asked to be put on the agenda to continue last month's discussion of CMX's letter.

No one present.

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

No one present

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Devonshire

Devonshire received DEP approval for Devonshire's Planning Modules and NPDES Plan. Dave Beideman reviewed the addition of trees to the plan. Five waiver requests were requested with no objections. A motion was made by B. Baskin to approve the request for waiver with D. Collman seconding the motion. Motion carried. A motion was made by B. Baskin to approve the Preliminary Plan with R. Gilbertson seconding the motion. The motion carried. Dave Beideman will call Susan for additional guidance.

NEW BUSINESS

Stephan Cooper's Property- located on Barneston Rd. (52 acres/3 lots)

John Berg is representing the Stephan Cooper Property. He presented the PC with a sketch plan of the subdivision. Lot #1 will have 2 + acres with a 1860 house, Lot #2 will have the barn with 11+ acres and Lot #3 will have 38 + acres. Lot #3 will show two or three potential sites for housing. Mr. Berg suggested a deed restriction against any subdivision of Lot #3. There are many springs and wet lands on the entire property. He wants to use a permeable road surface for the driveway for Lot #3. Mr. Berg suggested a common area for Lot #3.

Mr. Berg is planning to submit a two page subdivision plan to the Township's legal counsel for review. Page one will show the three lots. Page two will show a condominium plan on lot #3. He stated that because of the 100-foot frontage on Lot #3, this is not a flag lot. Mr. Berg also stated that he only needed to file for Condominium only declaration for ownership with the state.

OTHER BUSINESS

West Nantmeal Township Zoning Ordinance of 2009 is scheduled to meet March 19 at 6:30 p.m. in the Township Building.

Reminder: Kristin Camp will be presenting a job description training session on February 25 at 6 p.m. for the BOS, Planning Commission, and the Zoning Committee Members.

With no further business to discuss, the meeting adjourned at 9:07 p.m. on the motion of N. Beam/R. Gilbertson.

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

Respectfully submitted,

Linda L. Dierksheide

Secretary