

WEST NANTMEAL TOWNSHIP

FINAL

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on April 27, 2009, at the Township Building.

Board Attendees:

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

Planning Consultant

April Barkasi

GUESTS

Dave Beideman
Robert Cone
Sean O'Donnell
Vic Kelly

The Chairman called the April 27 meeting to order at 7:30 p.m. The minutes of the regular monthly meeting held on February 23, 2009, were approved. Motion by D. Dierksheide/R. Baskin.

OLD BUSINESS

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

Vic Kelly came to update the PC on the 120-acre property zoned light industrial. Hammell and O'Donnell have been working with Honey Brook Township on connecting to the HB public sewer; the line is adjacent to this property. Public water is also being considered. It is thought that existing owners will not be required to connect but any change in use may require the owner to connect to public sewer. April Barkasi is working with Vic Kelly on establishing sewer flow level. About 50 acres of this property have environment constraints. They plan to manage storm water with storm basins. The owners plan to subdivide 15 three-acre lots. Part of the property is in the West Brandywine Township; however, they plan to keep the building on the lots in West Nantmeal Township. A future item of concern would be a sewer maintenance agreement between Honey Brook and West Nantmeal.

Devonshire

Three items need to be satisfied:

- The applicant must submit a copy of Subdivision and Land Development improvements agreement for review and approval as per SALDO section 312.
- The applicant has provided a copy of the engineer's estimate for review and approval.
- The plan should be revised to show the post office addresses as established by the Board of Supervisors, for each lot.

A motion was made by R. Baskin to approve the final plan for Devonshire Hills with the above items satisfied. Motion was seconded by D. Collmann. Motion carried.

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

Plans were filed on 1-21-09. Plan Expired on 4-13-09 if no extension

No one present. April Barkasi provided a letter of review. Applicant must provide a maintenance agreement for driveway.

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 wants to continue last month's discussion of April's letter. Barneston Subdivision asked for an extension and their new date is June 8, 2009.

No one present.

NEW BUSINESS

Discussion was held on standardization of PC agenda to avoid confusion as to content of agenda. Due to the lack of items on the agenda, the PC will meet as needed.

The following motion was made and seconded by D. Dierksheide/R. Gilbertson: Any party wanting to be placed on the PC agenda must contact the West Nantmeal Township Secretary by twelve noon on the Wednesday prior to the scheduled Planning Commission meeting of the month. Motion was approved. PC Secretary will notify Township Secretary.

OTHER BUSINESS

West Nantmeal Township Zoning Ordinance of 2009 is scheduled to meet May 21 at 6:30 p.m. in the Township Building.

With no further business to discuss, the meeting adjourned at 8:40 p.m. on the motion of J. Coffman/R. Gilbertson.

Reminder: the next PC meeting is May 18, third Monday of the month at 7:30 p.m. due to the Memorial Day holiday.

Respectfully submitted,

Linda L. Dierksheide

Secretary