

WEST NANTMEAL TOWNSHIP  
FINAL  
July 25, 2011

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on July 25, 2011, at the Township Building.

**Board Attendees:**

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

**Planning Consultant**

April Barkasi, Cedarville Engineering Group LLC

**Guests**

William Witman, Witman Engineering  
Dawn Malone  
James Malone  
Randall Lammey

The Chairman called the July 25 meeting to order at 7:31 p.m. Roll call was taken.

The minutes of the May meeting were approved. Motion by J. Coffman, second by D. Collmann.

**OLD BUSINESS**

**Hammell-O'Donnell Business Park** – WN UPI # 23-06-16, 23-06-16.04 and 23-06-16.05. WN and West Brandywine Townships UPI # 29-01-01.03, 29-01-01.04 and 29-01-01. (322 and Chestnut Tree Rd.) A second one year extension was granted by the Board of Supervisors until April 9, 2012. Applied for NPDES permit in November.

Supervisors are requiring that sidewalks be installed along the roadway on the outer loop at time of public improvements. Honey Brook has not resubmitted their 537 Plan to DEP for approval yet

**Malone-Bensinger Subdivision** – UPI #23-5-21 27.29 ± ; The Township Engineer has the following comments as of the review letter dated 7/20/2011:

1. Single Family Detached Homes in the R-2 Zoning District with 20+ acres are required to utilize Residential Cluster Design permitted by Conditional Use.
2. A full zoning review will be completed upon submission of the Conditional Use application and plans.
3. There are a number of SALDO requirements that are missing or are incorrect as noted in the review.
4. The applicant has requested a waiver of regulations to preclude averaged or weighted curve numbers, 2.1.c.e. We do not support the initial waiver, and will provide additional comments after receipt of Conditional Use plans and revised subdivision plans.

**NEW BUSINESS**

**French Creek Village Re-Subdivision Plan, Title Plan – Lot Modification** Review letter of 6/6/2011.

PC recommends approval of Re-Subdivision Lot Line change request for French Creek Village. Motion by R. Baskin/J. Coffman. Vote was unanimous.

**Dennis & Susan Swift** – has requested a variance from the terms of the West Nantmeal Township Zoning Ordinance to install Solar Array in the front of the home. No one representing the property owner was in attendance, however, the property owner stated in the Notice Of Appeal that an existing gas line and right

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of way of Sun Pipeline Company runs thru the center of the back yard and will not allow proper placement of Solar Array in the back yard. PC needs more information in accordance with Zoning Ordinance. Property owner did not state why Solar Array could not be located elsewhere, including roof top. PC suggests that in the future photos and supporting documentation also be submitted so a recommendation could be offered.

**OTHER BUSINESS**

**Review of Flow Chart of Planning Modules** - April Barkasi, Township Engineer, provided the Municipal Flow chart for processing Planning Modules. PC asked for more information concerning Component 1 and 2. April will provide this information at the next meeting. PC thanked April for providing this information.

**SALDO** – CCPC is providing a grant. Work on this project will not begin before November.

**Zoning Amendment** – The PC recommends that **ORDINANCE NO. \_\_ AN ORDINANCE OF WEST NANTMEAL TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE WEST NANTMEAL TOWNSHIP ZONING ORDINANCE OF 2005, BY AMENDING THE DEFINITION OF “SHED” IN SECTION 202; DELETING THE REQUIREMENT FOR A FENCE PERMIT IN SECTION 810.A(8); REQUIRING A CERTIFICATE OF OCCUPANCY UPON TRANSFER OF PROPERTY IN SECTION 1202.A(1) AND 1202.C(1); AND BY DELETING SECTION 1204.F** be adopted as presented. Motion by J. Coffman/ F. Daniel. Vote was unanimous.

**Michael Kerr** – April Barkasi, Township Engineer, briefed the Commission about an upcoming zoning hearing to combine two lots. No action needed by the PC.

**Time line for Items to be added to the PC agenda** – PC recommends that cancelation of the month’s meeting should remain at 12 noon the Wednesday prior to the PC meeting, if there are no items on the PC agenda. In addition, the PC recommends that all items for the PC agenda be submitted to the Township 12 days prior to the scheduled meeting. The PC requests a form be developed to be completed by the applicant or person wishing to address the PC stating what the purpose or reason for addressing the PC. This would allow the PC members time to review all items being presented at the meeting prior to the meeting. In order to keep track of items to be placed on the agenda from month to month, a spread sheet will be developed. The PC members are requesting that a packet be assembled for their pickup on the Wednesday prior to the scheduled PC meeting.

**Reminder:** – Next meeting is August 22 at 7:30 pm at West Nantmeal Township Building.

With no further business to discuss, the meeting adjourned at 10:13 p. m. on the motion of D. Collmann/R Baskin.

Respectfully submitted,

Linda L. Dierksheide

Secretary