

WEST NANTMEAL TOWNSHIP
FINAL
August 27, 2012

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on August 27, 2012, at the Township Building. The July meeting was canceled due to no agenda.

Board Attendees:

Robert Baskin, Chairman
Dan Collmann, Vice Chairman
Nelson Beam
Frank Daniel
Daniel Dierksheide
Tim Gage

Planning Consultant

April Barkasi, Cedarville Engineering Group LLC

Guests

Michael Kerr, Presenter
Nancy Wright, Kerr's neighbor

The Chairman called the August 27 meeting to order at 7:31 p. m. Roll call was taken.

The minutes of the June meeting were approved with one correction. The BOS granted extension to Hammell-O'Donnell Business Park until March 11, 2013 instead of April 9, 2012. Motion by N. Beam/T. Gage. Motion carried.

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.) BOS granted extension until March 11, 2013. West Nantmeal and Honey Brook have received an Inter-Municipal agreement. Our Attorney and Engineer are working through the agreement.

Steven Guthan – 15 Woods Road – Mr. Guthan has filed a Notice of Appeal for a variance for shed location 35' from wetland line, driveway to shed is within 50' of wetland line, and future house would be 35' from the wetland line. Mr. Guthan received approval of variance.

Kim Levin – Ms. Levin wishes to discuss her possible purchase of Lot 4 of the Jordan Hammell property on Pumpkin Hill Road. No additional information.

NEW BUSINESS

John W. Kaiser, 674 N. Manor Rd, Elverson, PA seeking variance from the requirements of setback of 30 feet from the side lot line and allowing for no more than 30% of the accessory structure in the front yard. Kaiser is claiming hardship due to slope of land, well placement, septic placement and LPG lines. According to Mr. Kaiser, there is no other reasonable place to put the garage.

Due to the lack of information provided, we cannot determine that there is a hardship. The applicant should provide drawing with the location of gas line, well and septic placement and the slope of the land so PC could render a recommendation. Therefore, PC cannot support a request for variance. Motion by N. Beam/F. Daniel. Motion carried.

Michael Kerr –DigEntGrp, LLC – plan filed on August 20, 2012 to have his two non-conforming lots put together to make one non-conforming lot on Lippitt Rd. He has an appeal waiting to be heard on his request for variance.

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Mr. Kerr has decided to file a Planning Module and presented the plan at the PC meeting. Our Engineer began to point out that the soil types were not listed on the plan. Mr. Kerr stated that his attorney had verified that all items were on the plan. Our Engineer will provide an official review.

According to the modules, this is a Small Flow Treatment Facility, which will probably involve a stream discharge. DEP has stated if this crosses any properties to get to the stream, then all approved easements must be attached to the submission. Currently there are no easements attached. Mr. Kerr also spoke of a Greenhouse for sewage treatment. The lot doesn't perk for a sand mound.

Sam Acker- N Manor Rd- Applying for a Special Exception for a trucking outfit to use the premises. This is a sales outfit and although the renter does not expect to have any vehicles at the property, he cannot sign something stating that there will never be trucks there. In order for him to sell, the state requires 3 parking spaces large enough to handle 3 trucks with both of the doors open. Sam Acker (owner) has a plan showing parking in the front, side and rear.

***PC recommends approval of Special Exception. Motion by D. Dierksheide/F. Daniel.
Motion carried.***

OTHER BUSINESS

West Nantmeal Township – is having their Chester County Town Tour and Village Walk on August 30, 2012 between 5 and 7 p.m.

Reminder: – Next meeting is September 24, 2012 at 7:30 PM at West Nantmeal Township Building. SALDO. Update meeting will begin at 6 p.m. Please plan to attend.

With no further business to discuss, the meeting adjourned at 9:31 p. m. on the motion of D. Collmann/F. Daniel. Motion Carried.

Respectfully submitted,

Linda L. Dierksheide

Secretary