

WEST NANTMEAL TOWNSHIP

Final

October 28, 2013

Minutes of the monthly meeting of the West Nantmeal Township Planning Commission held on October 28, 2013, at the Township Building.

Board Attendees:

Robert Baskin, Chairman
Dan Collman, Vice Chairman
Nelson Beam
Frank Daniel
Curtis Lammey

Planning Consultant:

April Barkasi

Guests:

Esther Prosser, Stoltzfus Realty
Vic Kelly, 82 Rents

Members not in attendance: Jamie Coffman, Tim Gage

Robert Baskin, Chairman, called the meeting to order at 7:30 p.m.

The minutes of the August meeting were approved as written. D. Collman made the motion and F. Daniel seconded the motion. Motion carried.

OLD BUSINESS:

There is no old business at the present time. No applications are currently active.

NEW BUSINESS:

1. **Esther Prosser**-Mrs. Prosser, of Stoltzfus Realty, has an interested buyer in property off of Rt. 401 and Brick Lane. The property is 23 acres in West Nantmeal Township and 1 acre in Elverson Borough. The prospective buyers want to use the ground as pasture for horses. They want to build structures for the horses as well as improvements for the existing cabin. The plans that were presented were from the 1993 archives. The plans state that there is no allowance for any filling of any wetlands or any construction of any buildings on West Nantmeal land. Therefore, the Planning

Commission stated that nothing could be built or approved upon on the West Nantmeal portion on the property.

2. **82 Rents**- Vic Kelly presented the updated/ final plans for the subdivision for 82 Rents at their current location along N. Manor Road. 82 Rents has moved locations and has now made more free space available at their current location. The residential portion of the property will be kept as is currently. Kelly is requesting waivers for their plan scale and their location map scale. The planning commission recommends the approval of the 82 rents waivers, and they do not oppose the waiver request as listed per scale.
3. **Michael Kerr**- Mr. Kerr has 2 nonconforming lots at 197 Lippitt Road. He is requesting a recommendation for relief from three Zoning Ordinances. The Planning Commission reviewed all three points and gave their recommendation on each point. First, the planning commission supports the zoning officer's interpretation of 503 (E). Secondly, the planning commission recommends reference to Section 1108 which *allows construction on single family home as specific exemption on non-conforming lot notwithstanding limitations imposed by other provisions of the Zoning Ordinance .Such Lot must be in a single and separate ownership and not have continuous frontage with other lots in the same ownership.* And lastly, the applicant has not provided enough information that lot conforms to Section 403 (E) with respect to the lot frontage. D. Collman made the motion to approve. F. Daniel seconded. All in favor and motion carried.

OTHER BUSINESS

The next meeting will be on November 25, 2013 at the West Nantmeal Township Building at 7:30.

With no further business to discuss, Robert Baskin adjourned the meeting at 9:15 on the motions of C. Lammey and F. Daniel. Motion carried.

Respectfully submitted,

Christine Raines

Secretary

