

**WEST NANTMEAL TOWNSHIP  
PLANNING COMMISSION MINUTES  
455 North Manor Road, Elverson, PA 19520  
June 26, 2023**

**Present:**

Planning Commission: Dane Moyer, Chairman, Robert Baskin, Nelson Beam, Jaime Coffman, Dan Collman, Dan Dierksheide, and Curtis Lammey.

Consultants: Mr. Kologie was absent.

Staff: Lisa Gardner

Public: Luke Stoltzfus and Charles Dobson, Inland Design

Call to Order: 7:30 p.m.

**Announcements**

**Approval of Minutes**

Mr. Collman moved to approve the minutes of April 24, 2023, with a minor edit, and Mr. Beam seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

**Old Business**

**New Business**

626 Bulltown Road

Mr. Dobson of Inland Design attended with applicant Mr. Luke Stoltzfus. The project planned is a farmette, detached garage, and future bank barn at 626 Bulltown Road. Items discussed tonight covered the applicant's resubmission following April's Planning Commission meeting and Mr. Kologie's response, found in his June 23<sup>rd</sup>, 2023, review letter (Exhibit A).

A future bank barn will be handled separately since it needs additional zoning approval. Mr. Dobson suggested avoiding a variance by receiving a written clarification of the intent of the ordinance from the zoning officer (in regard to this lot in particular). Mr. Stoltzfus stated he would be contacting Mr. Kologie.

The Members also discussed two waivers:

1. Lots 1 and 2 do not front on a public street or private street constructed per the zoning ordinance (170-39.B).
2. A total of 3 single-family dwellings will be served by private driveway exceeding the maximum of 2 as established in the ordinance. The ordinance allows for up to 4 dwellings if approved by the Board of Supervisors.

Mr. Moyer read aloud the official motion of the PC recommending to the Board of Supervisors the Preliminary/Final Plan approval, including the Conditions of the Land Development plans for Stoltzfus Enterprises, LTD. Mr. Coffman moved to recommend the motion and Mr. Collman seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

### 129 Church Road

Plans were signed tonight for the improvements at 129 Churchtown Road.

### Adjournment

There being no further business, Mr. Beam moved to adjourn the meeting and Mr. Collman seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:00 p.m. The next meeting will be held on July 24, 2023, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully submitted,

Lisa Gardner, Recording Secretary