

**WEST NANTMEAL TOWNSHIP  
PLANNING COMMISSION MINUTES  
455 North Manor Road, Elverson, PA 19520  
February 26, 2024**

**Call to Order 7:30 p.m.**

**Roll Call:**

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

Consultants: Craig Kologie of Castle Valley Consultants

Staff: Lisa Gardner

Public: See attached sign-in sheet

**Approval of Minutes**

Mr. Collman moved to approve the January 21, 2024, minutes with an edit, and Mr. Beam seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

**Old Business**

11 Fairview Road-Tabled

**New Business**

2416 Chestnut Tree Road, A & J Specialties, LLC

Mr. Matthew McKeon Esq., of MacElree Harvey Ltd, appeared for his client, A & J Specialties, LLC, for the commercial development of a vacant property at 2416 Chestnut Tree Road (UPI 23-6-16.3). The property has no public water or sewage. He appeared with a Zoning Compliance Plan that requires 3 variances with a hardship:

1. A variance under Zoning Ordinance 215-20. D.2 to allow proposed improvements within 50 feet of the wetland perimeter due to the configuration of the wetlands.
2. A variance under Zoning Ordinance 215-20. E to allow on-lot septic within the wetlands buffer and in the hydric soil overlay district. The hydric soil is an inescapable hardship.
3. A variance for the well in hydric soils was added tonight at Mr. Kologie's suggestion.

Switching the docks to the other side of the building, adding more buffer, and using a different variance were discussed. The Applicant was told to reevaluate and reach out to the DEP before (1) going to the Board of Supervisors for a recommendation or (2) to the Zoning Hearing

Board.

Mr. Collman moved that the PC forward the following comments to the Board of Supervisors:

1. To allow on lot sewer and water in hydric soils (215-20E).
2. The Members would support the waiver for 215-80c3 and 215-80c3.
3. In response to 215-20. D.2 the Planning Commission does not support the 10-foot buffer on Plan #23047, dated 1/22/24.
4. It is recommended that the applicant adjust the design to obtain a greater setback, getting closer to the 50' line from wetlands.

Mr. Dierksheide seconded. Mr. Moyer called for discussion and there being none called the vote. Mr. Moyer, Mr. Beam, Mr. Baskin, Mr. Collmann, Mr. Dierksheide, and Mr. Coffman were in favor. Mr. Lammey was opposed.

#### 165 Reeder Road, Omar King

Mr. Omar King discussed needing a zoning variance for a 60' setback in a 100' setback R1 zone. The applicant wants to pursue meat processing as a farm related business in an existing garage on 27 acres. He is requesting zoning relief from the side yard requirement of 215-51E3. Placement of a compliant cooler/freezer, and a diesel generator, would require setback placement of at least 100 feet from any side. He stated he could make some changes in his plan. After Members discussed the options, Mr. Moyer asked for audience comments.

1. Abutting neighbor Mr. Eric Wright Jr. said he already hears a generator running and doesn't want another one running as much as one would be needed for meat processing.
2. Abutting neighbor Mr. Dennis Cronin said obnoxious and loud noise is already coming from the property. He said the building crosses the Clean & Green line (preferential tax assessment program). He mentioned soil disturbance. Lastly, he asked that the Members consider all the issues a close inspection of this zoning application was bringing up.
3. Abutting neighbor Mr. Matthew Cronin mentioned the EPA & DEP standards for pollution since another generator was being discussed as a primary source of power.
4. Abutting neighbor Ms. Cronin mentioned the noise issue in the residential area and that the non-residential generator would run at all hours.
5. Mr. David B. Stoltzfus mentioned diesel engines being compatible with their religious beliefs and appreciating small family businesses.

When asked if he could work this project into a 100 ft. setback on a 27-acre property he claimed losing grass was a hardship. Mr. King mentioned the disturbance being partly in the Agricultural Security Area. He was asked to contact the Agriculture Security Area administration for clarification.

Mr. Collman moved to comment to the Board of Supervisors to not support this application. Mr. Moyer seconded. Mr. Moyer called for discussion and there was none. Mr. Moyer called the vote and Mr. Beam abstained. Mr. Lammey, Mr. Coffman, Mr. Moyer, and Mr. Collman were in favor. Mr. Baskin and Mr. Dierksheide were opposed.

3020 Creek Road, David Stoltzfus

Mr. Brower of E.B Walsh Associates, Inc., was present to obtain a comment from the Members for a 1000 sq.ft. home on a property at 3020 Creek Road (UPI 23-4-45). The lot is split by a defunct railroad track near a floodplain. He is requesting a zoning variance to construct an on-lot sewage disposal system and on-lot water supply. The systems will be within 50 feet of the wetlands and in hydric soil. Therefore, the code prohibits this construction in the proposed location.

Mr. Collman moved to support the application and Mr. Dierksheide seconded. Mr. Moyer called for discussion and there was none. Mr. Moyer called the vote and all were in favor.

**Old Business**

Bollinger Road Parking Lot Expansion Plan becomes Township Park Improvements Sketch Plan

Mr. Kologie reviewed the updated plan for the Bollinger Road Sketch Plan now portraying 4 pickleball courts.

Township Comprehensive Plan

Mr. Kologie said the work continues on the Comprehensive Plan 2026.

**New Business**

Ordinance 1-2024 for Short-term Rentals

Mr. Kologie read aloud the definition of a Short-term Rental and stated that it is not included in the definition of a dwelling for West Nantmeal. He recommended that the Commission adopt the new Ordinance 1-2024.

Mr. Moyer moved to adopt Ordinance 1-2024 regarding Short-term Rentals and Mr. Baskin seconded. Mr. Moyer called for discussion and there was none. Mr. Moyer called the vote and all were in favor.

Adjournment

There being no further business, Mr. Dierksheide moved to adjourn and Mr. Coffman seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 9:38 p.m. The next meeting will be held on March 25, 2024, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner

2.26.24

~~Henry King~~  
David B. Stoltzfus  
~~Ernest Stoltzfus~~  
Ernest Stoltzfus  
Albert Javan  
Dan O'Neil  
~~Bob Brown~~  
Barry Smith  
Tom Wright  
Tracy Cronin  
DENNIS CRONIN  
MARTIN CRONIN  
Melvin King  
Elmer Kautzman  
Nickie A. Pufek  
April Pufek  
Rick Stapp  
Solomon Stoltzfus  
Adam Brower  
Tyrone King  
Kyle Chandler  
Holly Mahoney  
L. K. Stoltzfus