

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
March 25, 2024**

Call to Order 7:30 p.m.

Roll Call:

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

Consultants: Craig Kologie of Castle Valley Consultants was not in attendance.

Staff: Lisa Gardner

Public: See attached sign-in sheet

Approval of Minutes

Mr. Collman moved to approve the February 26, 2024 minutes with edits as stated and Mr. Dierksheide seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Citizens Forum

Old Business

New Business

11 Fairview Road Conditional Use Review

Mr. Brower, of E.B. Walsh Associates, Inc. returned tonight with no new Conditions to add but with a revised application for this 7-lot subdivision. He described the changes to driveways, open space/basins, and buffers along Fairview Road. After easements and an HOA (homeowners association) were discussed this agenda item was tabled. Mr. Brower will resubmit the Plan after the Conditional Use Hearing, and then return to the Planning Commission in May.

122 Hedge Road Lot Line Change

Mr. Ron Hershey from Hershey Surveying, Inc., discussed a lot line change for 122 Hedge Road for the applicants Mr. Vernon Weaver (present) and Ms. Doris Weaver. Reference was made to a letter dated March 6, 2024, from Castle Valley Consultants, Inc. addressing the lot line changes to a ~74 acre combined tract of two lots.

The applicant proposes:

- To combine Parcel A, a 21.651 acre portion of existing lot 2, with existing lot 1.
 - The existing lot 1 (11.22 ac, UPI#23-3-35 & 24-3-23 and lot 2 (63.124 acres, UPI# 23-5-14 and 24-3-25.) each include area in adjoining East Nantmeal Township. A deferral letter is expected.
 - Lot 2 will consist only of undeveloped agricultural land.
 - Lot 1, including the existing dwelling and barns will continue to be served by the existing on-lot water and sewer.
 - The properties are in the Agricultural Preservation Zoning District.
- The PC discussed future access, flood plains, and septic.

Mr. Baskin moved to recommend Conditional Use approval for the Weaver's Hedge Road lot line change subject to the review letter by Castle Valley Consultants, Inc. and Mr. Collman seconded. Mr. Moyer called for discussion and there being none, called the vote, all were in favor.

Comprehensive Plan

The grant application decision for the Comprehensive Plan is expected in May. The review is expected to begin in June or July.

Adjournment

There being no further business, Mr. Coffman moved to adjourn and Mr. Dierksheide seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:10 p.m. The next meeting will be held on April 22, 2024, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner