

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
June 24, 2024 at 7:30 p.m.**

Call to Order 7:30 p.m.

Roll Call:

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

Consultants: Lowell Leiman of Castle Valley Consultants

Staff: Lisa Gardner

Public: Mr. Kyle Chandeler and Mr. Heath Machamer

Approval of Minutes

Mr. Dierksheide moved to approve the March 25th, 2024 minutes and Mr. Beam seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Citizens Forum

Old Business

A & J Specialties Plan Review

Mr. Heath Machamer, of HNT Engineering, Inc., was in attendance tonight with the applicant, Mr. Kyle Chandeler. Their goal was to have an informal discussion regarding the review letter by Castle Valley Consultants, Inc., dated May 22, 2024. The Preliminary Land Development plan, dated 4/19/2024, and the recent Zoning Hearing Board decisions prompted a return to the PC before the applicant proceeds with NPDES, PennDOT, the DEP, etc.

Discussion followed regarding the zoning relief received. Parking will likely be phased, and a partial waiver for a formal traffic study was mentioned due to the expected low-level traffic being reported to PennDOT. This will be readdressed after receiving PennDOT's clarifying response. Mr. Machamer asked Members about item 18 in the Land Development Review section and wanted to keep the tree survey within the area of disturbance. The applicant plans to return with a cleaner review letter.

New Business

Comprehensive Plan Review

The July meeting will mark the beginning of the review of the Comprehensive Plan.

Adjournment

There being no further business, Mr. Baskin moved to adjourn and Mr. Lammey seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:15 p.m. The next meeting will be held on July 22, 2024, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner