

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
July 22, 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, Curtis Lammey, Jaime Coffman

Consultants: Craig Kologie and Emily Yatrol of Castle Valley Consultants

Public: Bambi Griffin Rivera, CCPC, Mark Gallant, CCPC, Elise Davis, CCPC, Steve Sauselein, E.B. Walsh & Associates

Approval of Minutes

Mr. Moyer called for discussion of the June 24, 2024 minutes as submitted. Mr. Moyer suggested that the first sentence of the second paragraph under the A&J Specialties Plan Review be revised to read "Discussion followed regarding the zoning relief received."

Mr. Beam moved to approve the June 24th, 2024 minutes as amended and Mr. Baskin seconded. Mr. Moyer called the vote. All were in favor.

Citizens Forum

Old Business

Ford 7-Lot Subdivision

Mr. Sauselein, of E.B. Walsh & Associates, Inc., was in attendance to present the final plan. Mr. Moyer noted that the application has been before the Commission on previous occasions and confirmed with Mr. Kologie that items remaining in the Castle Valley Consultants review memorandum dated July 18, 2024 were minor in nature. Two waivers were discussed: 1) A waiver from Section 170-39.D. of the Subdivision and Land Development Ordinance to allow for the irregular shape of lots 1,2,3,4 and 7.; and 2) A waiver from Section 170-48.E.(1). to allow for a 22-wide cartway for the single-access street versus the required 24-width. Mr. Beam recommended that "No Parking" signs be added to the plan in consideration of the reduced cartway width.

Mr. Moyer presented a suggested recommendation for final plan approval to include the waiver requests, conditions to satisfy the items listed in the July 18, 2024 Castle Valley review memorandum, and the addition of "No Parking" signs along the single access street. Mr. Dierksheide moved to

recommend final approval of the plan based on the motion as presented and Mr. Coleman seconded. Mr. Moyer called the vote. All were in favor.

New Business

Comprehensive Plan Review

Ms. Griffin Rivera, Mr. Gallant and Ms. Davis from the Chester County Planning Commission were in attendance to kick-off the update of the West Nantmeal Township Comprehensive plan. The update is being partially funded by the County's Vision Partnership Program grant program.

Mr. Kologie and Ms. Yatron of Castle Valley Consultants gave a brief overview of the update process and schedule and gathered input on issues facing the Township and possible topics to be addressed in the update. A draft of the public survey and key person interview questions was distributed for discussion at the August meeting.

Adjournment

There being no further business, Mr. Coffman moved to adjourn and Mr. Beam seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:45 p.m. The next meeting will be held on August 26, 2024, at 7:30 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully Submitted,

Craig Kologie