

**WEST NANTMEAL TOWNSHIP  
PLANNING COMMISSION MINUTES  
455 North Manor Road, Elverson, PA 19520  
September 23, 2024**

**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, Jaime Coffman, and Curtis Lammey.

Consultants: Craig Kologie of Castle Valley Consultants

Staff: Lisa Gardner

Public: See attached sign-in sheet

**Approval of Minutes**

Mr. Beam moved to approve the August 26th, 2024, minutes with a minor edit, and Mr. Baskin seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

**Citizens Forum**

**New Business**

**11 Sweetwater Road-Stoltzfus Project**

Mr. Peter Costanzo, of All County and Associates, Inc., and Mr. William Cochran, attended to present a sketch plan for 11 Sweetwater Road, a property along Route 23 that has a second front yard facing Sweetwater Road. Applicants wanted Member input on their proposal involving a tree business, with landscaping, and a commercial/industrial mulch pickup and delivery operation. The property would also be subdivided to provide a few lots for homes for the buyer's family. It is divided by C1 Commercial and R3 Residential zoning.

Discussion followed regarding the status of Sweetwater Road that becomes an unpaved road while in West Nantmeal Township before entering Warwick Township. Part of this road is floodplain and truck traffic would increase. Mr. Kologie will confirm that the road has not been officially vacated. Members suggested the applicant choose a Zoning Use, show how they can best meet that Use, consider how to configure the lot, and then return to the PC with more specifics.

## **Old Business**

### **Comprehensive Plan Review**

Surveys are ready to be mailed out and will be available at Community Days planned for this weekend.

### **Adjournment**

There being no further business, Mr. Coffman moved to adjourn and Mr. Collman seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:30 p.m. The next meeting will be held on October 28th, 2024, at 7:30 p.m., at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner