

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
November 25, 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 Lamme.

Consultants: Craig Kologie of Castle Valley Consultants

Staff: Lisa Gardner

Public: See attached sign-in sheet

Approval of Minutes

Mr. Collmann moved to approve the September 23rd, 2024, minutes with a minor edit, and Mr. Coffman seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Citizens Forum

There were no announcements.

New Business

Hammell-O'Donnell Business Park

Mr. Michael Shiring, Esq., of Riley Riper Hollin & Colagreco, and Mr. Denny Howell, of Howell Engineering, represented Mr. Sean O'Donnell and Mr. Jordan Hammill tonight asking for the PC's help to expedite the process for the applicants. Mr. Shiring stated he would return in January with a shortened list since many of the points mentioned were already in compliance. In addition, the review letter dated November 15th, did not take into consideration the vision of the applicants.

The PC discussed:

1. The need for sidewalks or lighted walkways.
2. Use of the lots, prospective buyers, and the corresponding number of employees.
3. The PC asked the applicants to pave the emergency access, and as a next step, provide the first responders with the necessary information.
4. Traffic Planning and Design is working on the resubmission information for the PC.

5. The cost of water and sewer to lot #1 has prevented the applicants from adding the relevant details to the development plan. The PC asked for lot 1's access and septic to be shown.
6. Mr. Hammill may substitute varieties of trees and has offered, since he is a grower, to update the PC's list of preferred trees for developments.
7. Road A will extend to the back of the property line. It will not be dedicated to the Township.

Miscellaneous

Mr. Dierksheide asked Mr. Moyer if there were any Planning Commission openings since a few residents said they were interested in serving. Mr. Moyer said there are seven serving and it is best to have an odd number of commissioners.

Old Business

Comprehensive Plan Review

Survey results are being tallied.

Adjournment

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

Respectfully,

Lisa Gardner