

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
January 27, 2025**

Call to Order 7:30 p.m.

Roll Call:

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

Consultants: Craig Kologie of Castle Valley Consultants

Staff: Lisa Gardner

Public: See attached sign-in sheet

Approval of Minutes

Mr. Moyer moved to approve the November 24, 2024, minutes, and Mr. Collmann seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Reorganization

Mr. Moyer motioned for Mr. Beam to act as temporary chairperson. Mr. Lammey seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Mr. Collmann moved to nominate Mr. Moyer as Chairperson and Mr. Lammey seconded. Mr. Moyer called for discussion and there being none called the vote. All were in favor.

Mr. Beam called to cease the nominations for Chairperson and Mr. Collmann seconded. Mr. Moyer called for discussion and there being none called the vote. All were in favor.

Mr. Moyer moved to nominate Mr. Baskin as Vice Chairperson and Mr. Moyer seconded. Mr. Moyer called for discussion and there being none, called the vote. All were in favor.

Calendar

The Planning Commission meetings will begin at a new time starting with the next meeting. The new time is 7 p.m.

The May 2025 meeting will be on Wednesday, May 28th. The December meeting will be on Monday, December 15th.

Citizens Forum

Ms. Megan deGaray, and her brother, Mr. Skip deGaray, were in attendance to discuss the co-digestion anaerobic digester in hearings in a nearby township. Mr. deGaray described his background, the facts about the co-digester's hearing, local impact, and his suggestion for the future. Ms. Megan deGaray asked Commissioners to establish an ordinance and to make additions to the Comprehensive Plan. The deGaray's asked for protection by the Township for West Nantmeal's soil, homes, land values, and water in the same way the Borough of Elverson has already done.

New Business

Hammell-O'Donnell Business Park

Mr. Michael Shiring, Esq., of Riley Riper Hollin & Colagreco, Mr. Sean O'Donnell, and Mr. Jordan Hammill, were present requesting a favorable recommendation for a Conditional Use Hearing at the next Board of Supervisors meeting on February 10th, 2025, at 6 p.m. They returned with a shortened list from the review letter by Castle Valley Consultants, Inc., dated January 23rd, 2025.

Points discussed:

1. Page 2 in Prior Subdivisions and restrictions, it should read proposed Lots "1" and 6. Applicant will comply by engineering changes.
2. Notes requested will be on the Plan.
3. Will comply or in compliance was stated for the balance of items.
4. They have resubmitted the PennDOT plan.

The applicants have users who intend to buy at least 6 of the 11 lots in the proposed business and industrial park. Each one will then proceed through the Township land use process for their respective lot or lots.

Mr. Collman moved to support the applicants Conditional Use Hearing in regards to the responses to the Castle Valley Consultants, Inc., letter dated January 23, 2025. Mr. Baskin seconded. Mr. Moyer called for discussion and there being none, called the vote. All were in favor.

Ford-Rigg Minor Subdivision Plan

The Plans have been revised based on the Castle Valley Consultant's, Inc. review letter dated July 19, 2024. The applicants wish to subdivide an existing ~26 acres lot into two residential lots. Lot 1 to be ~12 acres and Lot 2 to be ~14 acres. Only Lot 1 is eligible for future subdivision not to exceed seven lots. The Sewage Facilities Planning Module approval will be required as a condition of Final Plan approval and has been submitted to the Township. The legal right-of-way and shade tree waiver are in order. Mr. Moyer read aloud the conditions of recommendation of Preliminary/Final Approval.

Mr. Lammey motioned to support the Preliminary/Final Approval, subject to certain Conditions, of the minor subdivision plan for William A. Rigg, Jr. and Dorothy R. Ford. Mr. Collmann seconded.

Mr. Moyer called for discussion and there being none, called the vote. All were in favor.

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

Adjournment

There being no further business Mr. Collman moved to adjourn and Mr. Lammey seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 9:25 p.m. The next meeting will be held on February 24th, 2025, at the new time of 7:00 p.m., at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner

WEST NANTMEAL TOWNSHIP
MEETING OF THE PLANNING Commission
DATE 1/27/2025

ATTENDANCE: Please sign in legibly

NAME:

ADDRESS OR COMPANY NAME:

EMAIL ADDRESS:

Mike Shiring for Hammell O'Donnell	mikes@rrhc.com
Eliot Davis	CCPC edavis@chesco.org
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