

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
March 24, 2025**

Call to Order 7:00 p.m.

Roll Call:

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

Consultants: Craig Kologie and Emily Yatron of Castle Valley Consultants

Staff: Lisa Gardner

Public: See attached sign-in sheet

Approval of Minutes

Mr. Dierksheide moved to approve the February minutes with a time edit and Mr. Baskin seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Audience

Mr. Joseph (a.k.a. Skip) de Garay wanted to comment on two statements passed on to him as he was not in attendance for the PC meeting in February. The first point was about salts and the second point was about a recusal. Mr. de Garay also wants the solicitor to also recuse herself as a relative.

Ms. Meghan de Garay hopes the digestate spread ordinance process will be public and scientifically based. She left behind digester brochures for the PC and audience.

Mr. Moyer recused himself from any business with Rouse-Chamberlain and the Township.

New Business

Rouse-Chamberlin Plan – 3170 Ridge Road

Ms. Alyson Zarro, of Riley Riper Hollin & Colagreco, introduced Mr. Jonathan Penders and Mr. Logan Zysh, of Rouse-Chamberlin Homes, and also Steven Sauselein, from E. B. Walsh Associates. The Applicants were here to discuss the below features of a Preliminary Sketch Plan in hopes of obtaining direction for the Board of Supervisors Meeting in April.

- The Applicant has an agreement of sale with the Elverson United Methodist Church for 10.6 acres of land along Ridge Road and S. Brick Lane.
- It is zoned C-1 Village Commercial.
- Tonight's proposal features a cluster of 21 homes vs a potential 45 townhomes.
- The retention basin is approximately 150' from French Creek and flows at the northern most area of the Plan.
- Stable Drive is directly across the street from the 50' wide access into the development.
- The lots would be ~7500 sq. ft. holding single family detached homes.
- There would be 2.8 acres of Open Space within the 10 acres (that would include slope and stormwater management).
- The location provides public water and sanitary sewer access at Stable Drive.

The Commissioners discussed:

- Emergency access vs Stable Drive and Ridge Road.
- Lot sizes for 21 homes vs 45 townhomes.
- Right of Way.
- Rezoning the C-1 tract to accommodate the detached homes vs the townhomes.

Mr. Rusano, a nearby resident to the proposed development, is concerned about the main access road planned next to his home. He stated that Elverson Borough told him that the main entrance could not be from Stable Drive, but had to be from Ridge Road. He was advised to watch for meetings on the website and that all neighbors would be notified of any pending decisions regarding zoning. He was given a time frame estimate of 2 years.

The Planning Commission was not against the proposal. The Applicant will amend the Plan with additional egress ideas and may need relief from tract size to shift to R-3 zoning. They plan on returning to the West Nantmeal Board on April 14, 2025.

Old Business

Township Comprehensive Plan

At the next meeting, the PC will begin to formulate plans for these Comprehensive Plan sections: environment and natural resources, historic and cultural resources, land use, and housing.

Adjournment

There being no further business, Mr. Dierksheide moved to adjourn and Mr. Lammey seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 8:40 p.m. The next meeting will be held on April 28, 2025, at 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 3.24.25 P.C.

DATE _____

ATTENDANCE: Please sign in legibly

NAME:

ADDRESS OR COMPANY NAME:

EMAIL ADDRESS:

<u>Skop de Garay</u>		<u>armyflyr64@yahoo.com</u>
<u>Megherde Spray</u>		<u>mghndegny@gmail.com</u>
<u>Daniel Rusano/President</u>		<u>drusano@yahoo.com</u>
<u>Sharon de Garay</u>		<u>sdr5673@yahoo.com</u>
<u>Chrishan Parris</u>		
<u>Emily Yatron CVC</u>		<u>eyatron@casual.com</u>
<u>Steve Sauselein E.B. Welsh Assoc</u>		<u>stewebwalshinc.com</u>
<u>Logan Zysk</u>	<u>Rouse Chamberlin (Terralead, LLC)</u>	<u>LZysk@RLTD.com</u>
<u>Jon Penders</u>	<u>Rouse Chamberlin Homes</u>	<u>JPenders@RLTD.com</u>
<u>Alyson Zarro RRHC</u>		<u>alyson@rrhc.com</u>

