

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
April 28, 2025**

Call to Order 7:00 p.m.

Roll Call:

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

Consultants: Craig Kologie (arriving late) and Emily Yatron of Castle Valley Consultants

Staff: Lisa Gardner

Public: See attached sign-in sheet

Approval of Minutes

Mr. Baskin moved to approve the March minutes and Mr. Lammey seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Audience

Mr. Skip de Garay wanted to offer Mr. Kologie his help with the digestate ordinance wording. Mr. Kologie had not appeared at the meeting yet, so Mr. Moyer suggested he offer at the next Board meeting.

Old Business

Hammell-O'Donnell Business Park

Mr. Michael Shiring, Esq., of Riley Riper Hollin and Colagreco, Mr. Denny Howell, III, of Howell Engineering, and Mr. Jordan Hammell, were present to update the Commissioners on the progress from two review letters.

Updates included:

- Aqua Pennsylvania's procedures are holding up the land development plan.
- The Plan has decreased from 11 to 10 lots (lots 4 and 5 combined into lot #4).
- The main and emergency routes (with associated stormwater design) are progressing.
- NPDES permit is in a quick response pilot program.

The Castle Valley Consultants, Inc. letter dated April 14, 2025, pushed back the Applicant's request for the PC's recommendation of Preliminary Plan Approval to the Board of Supervisors. The Applicants will return to the PC on May 28th, 2025, for that approval.

The second review letter about traffic by Bowman.com, dated April 23, 2025, deemed the sight distances to be acceptable. Traffic Planning and Design, Inc., is working with PennDOT and Mr. Kologie, since a pending development in Honey Brook will impact the business park traffic. In addition, PennDOT recognized the hardship of the business park's road design vs turning radius, visibility, and the Texas Eastern pipeline restrictions.

Next steps:

- Aqua approval expected in June.
- The road from the cul-de-sac will extend to the abutting property if necessary.
- The Applicant received a reminder about screening on the West Brandywine edge.
- The Applicant will return on May 28th with a review letter closer to full compliance.

Waiver requests expected at the meeting in May:

1. Drawing changes discussed with Mr. Kologie.
2. Street profile drawing changes discussed with Mr. Kologie.
3. Lot line change allowances.
4. Planting List changes requested by Mr. Hammell.
5. Sidewalk, streetlight, and screening waivers.

Township Comprehensive Plan

Tonight's agenda included environmental, natural, historical, and cultural resources, land use, and housing.

Adjournment

There being no further business, Mr. Collmann moved to adjourn and Mr. Baskin seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 9:05 p.m. The next meeting will be on May 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

PC

DATE

4.28.25

ATTENDANCE: Please sign in legibly

NAME:

ADDRESS OR COMPANY NAME:

EMAIL ADDRESS:

Denny L Howell III

Howell Engineering

Denny3@howell.com

Skip de Gary

163 Township Line Rd

armyfly64@yahoo.com

Tom Cewer

444 W. Middle Rd

STANLEY COOPER@GMAIL

MARK CIALANT

CCPC