

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

Call to Order 7:00 p.m.

Roll Call:

Planning Commission: Dane Moyer, Chairperson, Robert Baskin, Vice-Chairperson, Dan Dierksheide, Curtis Lammey, and Nelson Beam. Jaime Coffman and Dan Collmann 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 June minutes and Mr. Baskin seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Audience

There were no comments.

Old Business

Rouse Chamberlin Brick Lane Sketch Plan

Mr. Jon Penders, Mr. Logan Zysk, and Mr. Greg Graham, attended to obtain feedback on the latest sketch plan for single-family detached homes in the C1 Zoning District. This plan has emergency access from southern Brick Lane and the main access from state route 23/Ridge Road. It also provides future connectivity on the south side via a cul-de-sac.

This plan is in response to the PC Members wanting access from Ridge Road but this change increased the estimated development costs. Therefore, Rouse-Chamberlin Homes increased the density to 30 lots (lots to be less than half an acre) also reducing the buffer for surrounding existing homes.

1. Parking prompted a curbing and emergency access discussion.
2. The post office will require a central delivery station.
3. Mr. Steve Keech spoke in opposition to the density and felt Road C was too dense. Also, mentioned were the 3-story townhomes on an earlier sketch plan that caused sight issues

and single homes causing buffering problems. He mentioned a traffic problem since travelers use Brick Lane to cross through from state route 401.

4. Mr. Marion Rusano spoke about tight property lines, lack of buffering, density being too high, and not enough parking, making the emergency access a likely spot to park, but hard to police.
5. Mr. Luke Stoltzfus clarified that there would need to be a text amendment for the CI district.
6. Supervisor Beam would like to see the lots pulled away from existing homes, to increase the buffer zone, and for engineers to strategically add parking.
7. Members had mixed opinions about townhomes vs. single-family detached homes.

Although Rouse Chamberlin satisfied density and Open Space requirements with this version, they were asked to return with a revision that:

- Gives existing neighbors better buffering
- Uses single-family detached homes
- Has less density

165 Reeder Road Zoning Hearing Application

Mr. Matthew McKeon, Esq. of MacElree Harvey, Ltd., attended with the applicant, Mr. Omar King, to request a recommendation for a Zoning Hearing on Tuesday, August 12, 2025, at 7 p.m. Mr. McKeon shared 3 points:

- 1-Mr. King wants to build a 12-foot-high wooden privacy fence.
and

Variance points (2) from 2024 Zoning Hearing Conditions-

- 2-Mr. King wants to change his operating hours from 7 a.m. to 3 p.m. to be open until 6 p.m.
- 3-Mr. King wants to be able to process pork also, that would be delivered.

Ms. Yamarick, a nearby neighbor, stated she did not want to see a 12-foot-high fence. Supervisor Beam asked about the pork process vs. odor for neighbors. Mr. Wright stated that operating hours of 7 a.m. to 3 p.m. were established by Mr. King at the Zoning Hearing one year ago.

The PC made no recommendations on the variance concerns. The PC recommended to oppose a 12-foot-high fence.

Township Comprehensive Plan

Members reviewed the Future Land Use segment of the draft plan.

Adjournment

There being no further business, Mr. Beam moved to adjourn and Mr. Baskin seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 9:01 p.m. The next meeting will be on August 25, 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 Planning Commission
DATE 7.28.25

ATTENDANCE: Please sign in legibly

NAME:	ADDRESS OR COMPANY NAME:	EMAIL ADDRESS:
Matthew McKeon	MacElree Harvey, Ltd.	m.mckeon@macelree.com
Anna King	165 Reeder	0302king@gmail.com
marion RUSANO	25. Brick Ln, Elverson	drusano@yahoo.com
Vincent Porpora	274 South Pine	
Jon Penders	Rouse Chamberlin	
Logan Zysk	Rouse chamberlin	
Chris Gorkun	Rouse chamberlin	
Steve Keck	Elverson	
MATTHEW Cronin	171 Reeder Rd	
Dennis Cronin	171 Reeder rd -	
Luke Stoltz	624 Bulltown Road	
Emily Yatron	CNC	eyatron@casval.com
DAVID YAMARICK	205 REEDER RD	DYAMARICK1@comcast.net
Barbara Yamarick	205 Reeder Rd	byamarick@comcast.net