

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
August 25, 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 was absent.

Consultants: Craig Kologie, Castle Valley Consultants

Staff: Deborah Kolpak

Public: See attached sign-in sheet

Approval of Minutes

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

Audience

There were no comments.

New Business

Stoltzfus Enterprises

Luke Stoltzfus and Chuck Dobson presented three sketch plans for the 26.5-acre property located at 81 Sweetwater Road (parcel 23-3-1), which will be developed together with an adjoining 26.41-acre Warwick Township parcel (19-4-139.3).

1. **Plan one** - 58 single family dwellings, 8 duplex homes and 20 town homes.
2. **Plan two** -158 townhomes
3. **Plan three** - cluster development with townhomes on the north side of the parcel.

Plans One and Three incorporate additional acreage from an adjacent parcel owned by the applicant. Open space requirements may need to be addressed. Current plans include entrances onto Ridge and Sweetwater Roads, both located in Warwick Township.

11 Sweetwater Road - Stevie Stoltzfus sub-division

Travis Haber and Julie Parish of All County and Associates discussed the proposed three-

lot sub-division. They are working with DEP regarding nitrate issues on the parcels.

1. Lot 1: Contains the existing homes and includes a proposed 100' x 165' workshop and parking area for a mulch business. The lot contains predominately flood plain and wetlands.
2. Lot 2: Not being developed at this time.
3. Lot 3: Includes plans for a proposed house and barn.

Old Business

Rouse Chamberlin Brick Lane Sketch Plan

Mr. Jon Penders, Mr. Logan Zysk, and Mr. Greg Graham presented an updated sketch plan which shows 30 single-family homes ,15 additional parking spaces and enhanced buffering. Relief would be required for this plan with homes situated 35-40 feet off the property line.

Steve Keech, a Brick Lane resident, asked whether the homes could be located more than 35 feet from the property line.

Mr. Moyer requested that the presenters for Rouse Chamberlin, 11 Sweetwater Road, and Stoltzfus Enterprises discuss the potential use of Sweetwater Road for access, as an alternative to Ridge Road, and address potential PennDot concerns. He requested that all presenters return to the September meeting to continue discussion and explore workable solutions.

165 Reeder Road Zoning Hearing Application

The Zoning Hearing has been continued until September 9, 2025, at 7 p.m. The applicant has withdrawn the request for a 12-foot-high wooden privacy fence.

Adjournment

There being no further business, Mr. Dierksheide moved to adjourn, and Mr. Collmann seconded. Mr. Moyer called for discussion and with there being none, adjourned the meeting at 8:20 p.m.

The next meeting will be on September 22, 2025, at 7:00 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Deborah M. Kolpak

