

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
September 22, 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. Baskin moved to approve the August minutes and Mr. Dierksheide seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Audience

There were no comments.

New Business

Anaerobic Digester Draft Ordinance

The Members discussed the points of the draft ordinance for Anaerobic Digesters:

- Dimensional standards
- Percentage of lot coverage
- Conditional Use requirement
- Setbacks, minimum lot area vs. location, or a site-specific plan
- Buffer standards
- Property restrictions/agricultural easements, etc.

Several residents had statements.

- Heavy metals, cancerous agents, and PFOS (forever chemicals) are a concern.
- A waste radius should be added to the draft.
- Gas compressor stations are a concern.

- The Berks Caernarvon ordinance is a guideline ordinance.
- Mr. DeGaray explained the difference between FPR and digestate.
- Mr. McEwen suggested reconsidering setbacks like in Caernarvon, Berks County, and Warwick, Lancaster County.
- Mr. Cochran suggested having the attorney present and bringing in an expert.

Mr. Beam, of the Board of Supervisors, and the Planning Commission, will review the ordinance and new information. They would also like the solicitor that authored the ordinance to appear at the next meeting. Although the Commission would like to move faster on this, they don't foresee a vote in 2025. Mr. DeGaray stated it may be too late due to state politics.

Also discussed was the Land Application and Storage of Food Processing Residuals draft ordinance. This ordinance does not pertain to a particular district, but the draft will receive additional work on slope limit, ground water studies, and sampling/testing.

127 E. Conestoga Planning Module Component 4A

The Chairperson signed this Planning Module tonight.

Old Business

Ridge & Sweet Water Sketch Plan

Mr. Luke Stoltzfus presented tonight hoping to obtain the engineering go ahead from the Members. His points:

1. Portrayed the Plan with a mix of 75 units but has 3 other sketches/mixes.
2. Zoning cluster relief or preference of the Members regarding the mix of homes. Applicant will need some dimensional and stormwater relief and Open Space guidance.
3. Discussed reworking Sweet Water Road and the bridge. Applicant wants to use this road as a second entrance.

Mr. Steve Stoltzfus, who recently purchased a neighboring farm on Sweetwater Road wants this road to be gated since it is 6 feet from his barn and runs along his property. He is not pleased with the amount of traffic that this new project will bring. He envisioned a quiet rural life with a commercial mulch business. Rather than allowing Mr. Luke Stoltzfus to rework Sweet Water Road, he'd like to see 2 entrances on Route 23, one being closer to Warwick Township. Mr. DeGaray feels the roads are too narrow in the Sweetwater Sketch Plan.

11 Sweet Water Subdivision

Discussion blended into the Sweet Water Subdivision topic. Mr. Steve Stoltzfus is now picking a Use for his newly purchased farm on Sweet Water Road. The development that is proposed next door has derailed his initial vision. Discussion followed regarding Use, wetlands, setbacks, and bridge work.

The perc test has been completed.

Rouse Chamberlin Brick Lane Sketch Plan

This item was removed from the agenda. Mr. Moyer stated that the verbiage for zoning needs to be a part of the Sweet Water project and 11 Sweet Water's plans.

165 Reeder Road Zoning Hearing Decision

Mr. Kologie reported that the Zoning Hearing Board denied the three requests.

1-A 12-foot-high wooden privacy fence.

2-Mr. King wanted to change his operating hours from 7 a.m. to 3 p.m. to be open until 6 p.m. for delivery trucks.

3-Mr. King wanted to be able to process pork also, that would be delivered.

Township Comprehensive Plan

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

Adjournment

There being no further business, Mr. Lammey moved to adjourn and Mr. Beam seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 10:09 p.m. The next meeting will be on October 27, 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 Com.
DATE 9.22.25

ATTENDANCE: Please sign in legibly

NAME:	ADDRESS OR COMPANY NAME:	EMAIL ADDRESS:
Tim & Ewen Elverson		
Steph & Gary Elverson		
Isaac Stoltzfus Elverson		
Michael Stoltzfus Elverson		
Steve Stoltzfus Gordonville,		
Bill Cochran - Elverson	Bill Cochran Inc. com	
Mike Stoltzfus Elverson, MI		
Ron + Kerry Grant Elverson		
Emily Yation CVC		elyation595@gmail.com
Gary Elliott Elverson		
Travis Stuber	All County & Associates	
Colleen Patton Warwick		
Alan Karshauer	Warwick T.	