

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

Call to Order 7:00 p.m.

Roll Call:

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

Consultants: Craig Kologie and Emily Yatron.

Staff: Lisa Gardner

Public: See attached sign-in sheet

Approval of Minutes

Mr. Baskin moved to approve the October minutes and Mr. Collman 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

Ms. Amanda Sundquist, Esq., lead the discussion about a zoning amendment to provide for both a regional anaerobic digester use and accessory agricultural digester use. Following a recommendation to the Board of Supervisors by the Planning Commission, the Board could send the amendment to the Chester County Planning Commission to review for 30 days. The Commission could comment and the Board could further amend the ordinance or schedule advertising for a public hearing for adoption as is.

Mr. Dierksheide moved to recommend the draft ordinance with the following 4 changes discussed tonight, and Mr. Baskin seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

1. Addition of a radius for manure and food waste.

2. Addition of a 10% limit on prime soil disturbance.
3. Wordsmithing of the fencing and buffer sections.
4. Addition of host fee language.

Old Business

Hammell-O'Donnell Lot 4

There was no representative present this evening. Mr. Kologie had sent out a review letter, and the project's engineer responded with confirmation that they would work toward compliance.

December 2 Work Session – C-1 Zoning Amendments

The session was scheduled for 3 p.m. on December 2nd. The impact of 2 developer projects will be discussed.

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 p.m. The next meeting will be on December 15, 2025, at 7:00 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner