

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
March 23, 2026**

Present:

Planning Commission: Dane Moyer, Chairperson, Matthew Kelly, Vice-chairperson, Dennis Cronin, Curtis Lammey, Josh Beam, Dan Dierksheide, and Dan Collman.

Consultants: Craig Kologie and Emily Yatron

Staff: Lisa Gardner

Public: See attached sign-in sheet

Call to Order: 7:00 p.m.

Announcements

There were none.

Approval of Minutes

Mr. Cronin moved to approve the February minutes, and Mr. Kelly seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor except Mr. Moyer abstained.

Audience

No comment.

New Business

Comprehensive Plan Final Review

Ms. Yatron gave a brief review of the Comprehensive Plan for the Commission. The next step is to present it to the Board of Supervisors and receive public comment.

Mr. Cronin moved to recommend approval of the West Nantmeal Comprehensive Plan for 2026 to the Board of Supervisors and Mr. Kelly seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Old Business

Rouse-Chamberlin and Stoltzfus Enterprises Zoning Text Amendment Discussion

Mr. Moyer vacated the Chair to Mr. Kelly for this discussion.

The applicant presented a suggested ordinance amendment for a project needing zoning changes. Below reflects a historical compilation of changes to the plan and necessary verbiage for zoning changes in ordinance form needed to proceed.

- Street design
- Open Space
- Single Family Residential Clusters and Dwellings
- Steep Slope
- Parking
- Setbacks

Mr. Cronin moved to recommend the ordinance as presented to the Board of Supervisors and Mr. Dierksheide seconded. Mr. Kelly called for discussion and there being none, called the vote. Mr. Moyer abstained; the rest were in favor.

Mr. Moyer reclaimed the Chair.

11 Sweetwater Road Land Development

Julie Parish, of All County and Associates, Inc., presented a plan for a lot on Sweetwater Road. The applicant was not present. Commissioner comment was requested for the subdivision of one lot into two. One lot would remain as farmland and one as vacant. Julie stated that later, the applicant would return with a Use. Since the land has hydric soil, is prone to flooding, includes steep slope and wetlands, Mr. Moyer suggested they return with a more complete plan. The applicant should identify the zoning constraints and portray a feasible location for a proposed dwelling.

Discussion regarding the Township abandonment of Sweetwater Road is a topic to be addressed with the Supervisors. The neighboring development project clearly plays a role in establishing a plan for the applicants. Mr. Moyer confirmed that a flood study will be needed. No action was taken on the application.

Adjournment

There being no further business, Mr. Dierksheide moved to adjourn the meeting and Mr. Collmann seconded. Mr. Moyer called for discussion, and there being none, adjourned the meeting at 7:45 p.m. The next meeting will be April 27, 2026, 7:00 p.m., at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.