

WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
April 27, 2026

Present:

Dane Moyer, Chairperson; Matthew Kelly, Vice-Chairperson; Josh Beam; Dan Collman; Dennis Cronin; Dan Dierksheide; Curtis Lammey.

Consultant: Craig Kologie, Township Engineer

Staff: Lisa Gardner, Recording Secretary

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 March minutes, and Mr. Colman seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Audience

No comment.

New Business

Hammell-O'Donnell Business Park Subdivision and Land Development Final Plan

Mr. Shiring, of Riley Riper Hollin Colagreco, attended tonight to obtain a recommendation for the Final Plan for the Hammell-O'Donnell Business Park. Discussion centered around the Highway Occupancy Permit (expected before June), a traffic study update, and public water and sewer approvals. As other accomplishments were discussed, future easements and waivers were clarified.

The Planning Commission suggested that the PennDOT, Aqua, and public sewer review letter points be firmly established for their return in June.

Hammell-O'Donnell Business Park-J-Tech Lots 1, 2, and 3

Mr. Shiring summarized the plans for J-Tech to construct a 92,000-square-foot building that will include significant outdoor storage for the trucks they manufacture. J-Tech is currently operating out of Uwchlan Township but has outgrown its existing facilities.

Mr. Scott Johnson and his son, Collin Johnson, provided a narrative outlining the company's growth and current operational needs to help the Commissioners understand their interest in purchasing lots within the previously discussed business park. Clarifications were provided regarding requested waivers, including landscape and planting requirements, driveway slope, and plan scale. The Commission also reviewed issues related to erosion on slope "C," basin design, stormwater management, and the proposed 50-foot fire lane. The applicant was advised to include written justifications for all waiver requests when they return.

Hammell-O'Donnell Business Park-Sweetwater Natural Products Lot 4

The next entity considering the purchase of a lot within the Hammell-O'Donnell project, Sweetwater Natural Products, was present this evening. The applicant plans to construct a 3,500-square-foot shop attached to a 2,000-square-foot office. No stormwater controls are required for this property. Mr. Shiring also reviewed the requested waivers, which include landscape and planting requirements, topsoil, and plan scale. Outdoor storage was also discussed.

Old Business

Data Center Ordinance Review

The Board of Supervisors returned the draft Data Center Ordinance to the Planning Commission to review four points of audience feedback raised at the previous meeting. The draft ordinance proposes adding a new use within the I-1 District by Conditional Use and establishes detailed standards for data centers, including requirements for setbacks, noise and vibration limits, water usage, energy demand, emergency response planning, and environmental impacts.

Mr. Kologie will investigate comments regarding the feasibility of closed-loop cooling systems/ water for processing needs and limiting the use of local water to potable and staff-related purposes only. More changes are necessary to allow emergency power generation, while limiting on-site generation used for process power. This measure addresses issues such as nuclear-scale energy output, noise, and vibrations. The Commission also discussed the use of on-site battery systems, including requirements for fire containment and the safe disposal of contaminated water following a fire event.

Ordinance edits did not satisfy a request to raise the required setback. However, a notation may be added to the draft regarding the use of solar power and appropriate placement of solar panels.

Once the draft is revised, it will return to the Board of Supervisors and may then proceed to the Chester County Planning Commission for review. Next it will be scheduled for a public hearing at a future Board of Supervisors meeting.

Adjournment

There being no further business, Mr. Bean moved to adjourn the meeting and Mr. Collmann seconded. Mr. Moyer called for discussion, and there being none, adjourned the meeting at 9:20 p.m. The next meeting will be May 18th, 2026, 7:00 p.m., at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully submitted,

Lisa Gardner, Recording Secretary