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

Present:

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

Consultant: Craig Kologie, Township Engineer; Kimberly Venzie, Solicitor

Staff: Deborah Kolpak, 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 April minutes, and Mr. Colman seconded. Mr. Moyer called for discussion, and there being none, called the vote. All were in favor.

Audience .

No comment.

Old Business

Data Center Ordinance review

Ms. Venzie reviewed the revised ordinance that included recommendations from the public. Mr. Moyer added that applicants will also require a Conditional Use hearing.

Mr. Kelly made the motion to recommend that the Board of Supervisors adopt the proposed ordinance amending Chapter 215, Zoning, to permit data centers by conditional use in the I-1 Limited Industrial District and to establish the associated definitions, area and bulk requirements, parking requirements, operational standards, environmental protections, emergency-response requirements, and other regulations contained in the draft ordinance, subject to final review by the Township Solicitor and any necessary non-substantive legal, formatting, or administrative revisions and was seconded by Mr. Cronin. All were in favor.

New Business

Hammell-O'Donnell Business Park Subdivision and Land Development 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 traffic study results and the PennDot requirement to implement interim improvements to the intersection of Chestnut Tree Road and Horseshoe Pike.

Mr. Moyer made the motion to recommend contingent approval of the Hammell-O'Donnell Business Park Subdivision and Land Development plan upon satisfactory compliance with the ARRO Consulting and Bowman letters and resolution of what will trigger construction of the "Ultimate Improvements" to Chestnut Tree Road and was seconded by Mr. Collmann. All were in favor.

David Mast – garage conversion

Mr. Mast inquired about the possibility of converting a garage on his property into an in-law suite. Mr. Kologie stated that an accessory dwelling for a relative must be part of the principal structure and the Chester County Health Department needs to determine if the existing septic would be adequate. As an agricultural use, an additional dwelling would be permitted.

1853 Little Conestoga Road Subdivision

Misual Ruager discussed his proposed plan to subdivide his 5.3-acre parcel to allow for an additional dwelling. The sketch plan was reviewed and Mr. Kologie stated that due to the conditions of the original 1993 sub-division plan a formal waiver would be required for the additional driveway and a lot line change would be necessary. A shared maintenance agreement would be required for the driveway and flag lot requirements include a 50 ft. setback for the additional residence. A viable compliant zoning plan or zoning relief will be needed. Mr. Ruager was advised to forward the Arro Consulting review letter to his engineer to have the plan adjusted, address the review comments, and to obtain a detailed property survey. A Zoning Hearing is also an option.

Adjournment

There being no further business, Mr. Cronin moved to adjourn the meeting and Mr. Kelly seconded. Mr. Moyer called for discussion, and there being none, adjourned the meeting at 8:04 p.m. The next meeting will be on August 24th, 2026, 7:00 p.m., at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully submitted,

Deborah M Kolpak, Recording Secretary