

**WEST NANTMEAL TOWNSHIP
PLANNING COMMISSION MINUTES
455 North Manor Road, Elverson, PA 19520
October 27, 2025**

Call to Order 7:05 p.m.

Roll Call:

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

Consultants: No consultants were in attendance tonight.

Staff: Lisa Gardner

Public: See attached sign-in sheet

Approval of Minutes

Mr. Baskin moved to approve the September minutes and Mr. Lammey 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

Mr. Moyer stated that none of the consultants were available tonight. They will attend the next Board of Supervisors Meeting in November. The draft updates will be reviewed and the Board will pursue sending a draft to the CCPC.

Old Business

Stoltzfus Sweet Water Sketch Plan

Mr. Luke Stoltzfus presented a revised sketch plan reflecting the Board's suggestion to remove Sweet Water Road from the sketch. The section in Warwick remained unchanged and the plan now reflects a tentative entrance lane onto Route 23 in West Nantmeal. There are 75 mostly single family detached homes with ~45 new parking spaces. He discussed four possible text amendments.

1. Allow the cluster overlay in C1 to qualify as is on the sketch.
2. Allow stormwater management within Open space. Note that the property adjoins a golf course and wetlands.
3. Allow building on category 1 steep slopes.
4. Singles and duplexes had setback minimums modified from 30' to 10' to allow for rear and side entrance garages.

Mr. Moyer discussed parameters, with consultant/engineering quantifiers. Some of the Members and the audience were not in favor of the change from 30 to 10 feet setbacks. Mr. Stoltzfus will return with a sketch of the Route 23 access and revised draft text amendments for consideration.

Rouse Chamberlin Brick Lane Sketch Plan

Mr. Penders portrayed the August Plan.

- New buffering after meeting with the two residents that bordered the emergency access.
- 15 new parking spaces were added.
- Side setbacks received comments about being very tight at 5 feet.
- Rear and front setbacks were set at 20 feet.
- Current adjacent residents received 20' setbacks and additional plantings.
- The next steps would include text drafting and a traffic study to access Route 23 with a stop sign.
- The audience comments reminded Members to use the Comprehensive Plan when considering moving between 60 or 47 townhomes verses 30 single family detached homes.

Adjournment

There being no further business, Mr. Collmann moved to adjourn and Mr. Lammey seconded. Mr. Moyer called for discussion and there being none, adjourned the meeting at 7:50 p.m. The next meeting will be on November 24, 2025, at 7:00 p.m. at the West Nantmeal Township Building, 455 North Manor Road, Elverson, PA.

Respectfully,

Lisa Gardner