

**Towamencin Planning Commission  
Minutes  
May 5, 2025  
7:00 PM**

**Present:**

Brett MacKay, Chairman  
Nancy Becker  
Joseph Vavra  
Michael Main  
Dennis McGeehan  
Rich Marino  
Craig Brown  
Patricia Younce

**Absent:**

Ed Buonocore

**Staff:**

Mary Stover, Township Engineer CKS  
Douglas Leach, Assistant Zoning and Planning Officer

Supervisor Mr. Kofi Osei was present.

**Approval of the April 7, 2025 Planning Commission Meeting Minutes**

A motion was made to approve the April 7, 2025 minutes, by Mrs. Becker. Mr. Vavra seconded. All were in favor with Mr. Main abstaining.

**Old Business**

**A. ZA-2025-01-R-14 Cluster Single Family Zoning Amendment**

Mr. Chris Canavan representing WB Homes. After brief discussion on the amendment, Mrs. Younce made the motion to recommend approval of Zoning Amendment ZA-2025-01-R-14; Mrs. Becker seconded the motion, and it passed unanimously.

**B. PSDC Update**

Mr. Nicoletti did not attend the meeting. Mr. Ed Hughes gave an update for the shopping center stating that they would be asking the Township to consider allowing apartments in the “residential zone” of the Entertainment Lifestyle Overlay District instead of the Elderly or over 55 housing previously proposed. Mr. Brown asked for additional information regarding the type of apartments proposed and was told that the plan was for approximately 226 units with a height limit of forty-five feet. Mr. John Alejnikov, Bohler Engineering, stated that the updated plans for the pad sites would be submitted the week of May 12<sup>th</sup>. Mr. Matthew McHugh, Klehr Harrison Harvey Branzburg LLP described the proposed change to the “Main Street Overlay” district

which would limit the ordinance to the south side of Sumneytown Pike and restrict the maximum height to fifty feet. He stated that the change would be submitted to the Township for staff to review. Mrs. Younce reiterated that the Township will not approve a height of over fifty feet. Mr. Brown asked for an update on PSDC's overall progress and Mrs. Becker asked specifically about the property on Forty-Foot and Allentown Road. PSDC representatives had no further information.

### **C. NPSD HS Campus Additions and Site Improvements – Preliminary Plan (SLD 837)**

Dr. Pete Nicholson, EdD from NPSD, Mr. Greg Heleniak from Clarke, Gallagher, et al and Mr. Barry Stingel from T & M. After a brief introduction by Dr. Nicholson, Mr. Stingel discussed each of the Townships Consultants' review letters noting the school district was no longer seeking a waiver for sidewalks along Sumneytown Pike and that all of the zoning issues had been resolved. He also stated that the Storm Water comments had been addressed, and Mr. MacKay confirmed. Mr. Stingel discussed the waivers asked for including curb on Sumneytown Pike, and the requirement for landscaping islands in the bus/transportation area. Mrs. Stover added that there was an additional waiver requested for open space, in particular, the requirement that 10% open space be dedicated to the Township. Mrs. Becker asked if the School District would be required to provide a "fee in lieu of" for the 10%. Mrs. Stover answered that the ordinance should be reviewed prior to providing an answer. Mr. Brown asked for additional clarification regarding the sidewalk along Sumneytown Pike, in particular how to address the slope closer to the PECO site and the old Rite Aid. The School District is awaiting a reply from Montgomery County Planning, but the District is recommending "switchbacks" to keep the slope at 5% and thus ADA compliant. In response to Mrs. Younce's question regarding whether the sidewalk was shown in the plans, Mr. Stingel replied that they were on page #21, and he further clarified the location and how the culvert toward Valley Forge Road would require rework to accommodate the sidewalk. Mr. Main asked if the Township Engineer was ok with the stormwater waivers and Mrs. Stover replied that she had no issues. He then asked if a waiver was needed for parking. Mr. Stingel noted that there was a net gain of approximately 130 parking spaces totaling approximately 1,291 spaces (not including the bus area) but that they were still short in total. Mr. Main asked if the old radio station site could be used as an overflow for parking. Dr. Nicholson said that the only time parking was an issue was during graduation and that the radio station site would probably not be the best choice for overflow parking. Mrs. Becker asked if the curbs should be deferred rather than waived. Mr. Heleniak replied that it came down to County and PennDOT discretion and that the NPSD would follow their guidelines. Mrs. Stover asked if a feasibility study was being prepared for a crosswalk at Bridlepath and was answered that it had just been received and would be shared with the PC at a later date. Mrs. Stover also asked about the extension of the school zone along Snyder Road to include a flashing signal. Mr. Stingel replied that it was currently at the maximum length prescribed by PennDOT, but that PennDOT did grant exceptions, so it remains under review. Mr. Brown noted the importance of extending the zone now that there are sidewalks on Weikel Road. Mr. MacKay asked for additional questions/comments from the floor, there being none, he asked for a motion. Mrs. Younce made the motion that the Planning Commission recommend that the Board of Supervisors provide preliminary plan approval to NPHS Modifications #837 subject to the CKS Engineers letter of April 21, 2025; the Bowman letter of April 28, 2025; the Gilmore and Associates letter of April 23, 2025 conditional on the resolution of the feasibility study regarding a crosswalk from Bridle Path to the school and the resolution of the extension of the

school zone along Snyder Road to include flashing lights. The PC further recommends that the requested waivers be granted except for the request for a waiver for curb along Sumneytown Pike which should be deferred. Lastly the PC recommends that the ordinance be reviewed to determine if the School District should provide a fee in lieu of open space since they requested a waiver of the requirement to dedicate open space to the Township. Mr. Main seconded the motion, and it passed unanimously.

### **New Business**

#### **A. CORE5 at Park 31 – Final Plan Revision (SLD 839)**

Mr. Anthony Brunkan, Cornerstone Consulting; Mr. Michael Clement, Wisler Pearlstine and Mr. Brian Reisinger, CORE5. Mr. Clement introduced the group and noted that after working with Mrs. Stover and the Township Fire Marshall regarding final plan revision all the comments in the CKS letter of April 9, 2025 were “will comply” and that the only reason for the waivers was to satisfy the Fire Marshal’s requests which Mrs. Stover confirmed. Mr. MacKay asked for comments/questions from the PC and the Floor. There being none, he asked for a motion. Mr. Marino made the motion to recommend approval of the Amended Final Plan and to recommend the approval of the two requested waivers. and Mr. Brown seconded. All were in favor.

Mr. Vavra made a motion to adjourn, Ms. Becker seconded. All were in favor – 8:05 PM

Respectfully submitted,

*Douglas E Leach*

Doug Leach

Assistant Zoning and Code Enforcement Officer