

**Towamencin Planning Commission
Minutes
August 4, 2025
7:00 PM**

Present:

Brett MacKay, Chairman
Nancy Becker
Joseph Vavra
Michael Main
Craig Brown
Edward Buonocore
Rich Marino

Absent:

Dennis McGeehan
Patricia Younce

Staff:

Mary Stover, Township Engineer CKS
Will Brugger, Director of Planning, Zoning and Code Enforcement

Approval of the July 7, 2025 Planning Commission Meeting Minutes

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

Old Business

A. PSDC Forty Foot Road and Allentown Road Dev. (SLD 840) – Preliminary Plan

Mr. Matthew Landro with Bohler Engineering and Mr. Ed Hughes with Wisler Pearlstine, LLP were present to represent the applicant. Mr. Hughes introduced himself, Mr. Landro, and the project.

Mr. Landro begins by discussing the overall shopping center project and its current status. He goes on to discuss the proposed traffic signal at the intersection with Newbury Way. He informed the Commission that the signal permit will likely need a time extension and that approval of the preliminary plan will benefit the request. Mr. Landro then spoke to the future tenants of the new spaces, which would require Conditional Use approvals. He discussed the parking layout and its shared concept with the old SKF building.

Mr. Hughes asked about the tenant status of the old SKF building. Mr. Landro did not have an update on a future tenant.

Mr. Landro discussed the proposed landscaping for the project. He indicated the number of tree plantings is over what would be required. Mr. Landro also discussed the proposed stormwater facilities and how intricate the design is. Mr. Marino asked for an explanation on where the stormwater will discharge to. Mr. Landro explained the layout and how everything flows ultimately towards Allentown Road.

Mr. Brown asked if the SKF parcel is currently over parked. Mr. Landro confirmed that it was.

Mr. Marino asked about future tenants and if the sites would be built on spec. Mr. Landro stated that each tenant would have to receive a Conditional Use approval. Mr. Landro stated that if the applicant knew of a handful of tenants, they may be in a position to come before the Township for a Conditioned Final Plan approval. Mr. Landro stated that the NPDES permit will be under review shortly. He also stated that water and sewer approvals would not occur until the tenants are established.

Mr. Landro stated that, assuming they receive Preliminary Plan approval, they would expect to have all permits needed by late summer of 2026. The tenants would then be potentially open in 2027.

Ms. Becker is in support of the proposed plan, however expresses frustration with the applicant due to the lack of tenants in the existing shopping center.

Mr. Landro went through the waiver request letter dated July 24, 2025. He referenced the waiver requests one by one, at the direction of Ms. Stover. Ms. Stover added professional input on any comments or concerns she had. She made appropriate recommendations for conditional approvals.

A motion was made to recommend to the Board of Supervisors approval of the Preliminary Plan submission as well as the waiver requests per the 7/24/25 Bohler request letter. This was conditioned upon consultation and approval of the sewer engineer, with additional shade trees to be installed along the parking lot and approved by CKS, and conformance with all the latest review letters of the 6/20/25 CKS review letter, 6/10/25 Gilmore review letter, 6/20/25 Bowman review letter, and the Fire Marshal. The motion was made by Mr. Marino, seconded by Ms. Becker. The motion carried unanimously.

B. PSDC Main Street Zoning Amendment Discussion

Mr. Landro was also present to explain this project. Mr. Matthew McHugh, the applicant's attorney, was also present to discuss the amendment.

Mr. McHugh explained the proposal to the Commission and stated that they have seen several versions of this proposal previously. The Board of Supervisors requested a revision, and the change had to come back before the Commission. Mr. McHugh handed out the latest version of the zoning amendment to the Commission members. Mr. McHugh referenced the latest CKS review letter and discussed the MCPC draft memo, dated 8/4/25. He asked for a positive recommendation in order to move the proposed amendment back to the Board of Supervisors for advertisement.

Ms. Becker asked what the maximum number of units would be under this new proposal. Mr. McHugh responded that it would be a maximum of 250 units. Mr. McHugh noted that the revision included permitting 90% impervious coverage and that it is consistent with the current Sector 5 restriction. Additional clarification was sought on reducing the parking requirement. Mr. McHugh provided a brief explanation along with the reserved parking requirement.

Ms. Stover explained that it appeared to meet all the requested comments from the Commission in the past.

Mr. Marino asked the applicant to walk through an exhibit that details the proposed uses within the district.

Ms. Suzanne Weir, Township resident, asked if there were private residences being planned for within the Overlay. Mr. McHugh stated that it proposes apartments.

Ms Shannon Main, Township resident, asked if the total number of residential units included the hotel. Mr. McHugh stated that approximately under 100 hotel units plus 250 residential units. Mr. McHugh also stated that the parking analysis takes into account the demand for Margaritas. There were ongoing concerns expressed regarding the future over parking in the parking areas.

Ms. Stover explained that the proposal before the Commission is a concept plan and the applicant would be required to submit full land development plans in the future.

A motion was made to recommend to the Board of Supervisors approval of the Main Street Overlay district, as presented, conditional that it complies with the July 31, 2025 CKS review letter and is forwarded to the MCPC for review. The motion made by Mr. Marino, seconded by Ms. Becker, it carried unanimously.

C. Pinnacle Realty Development Concept Plans Presentation

Mr. Tony Maras with Pinnacle Realty Development and Ms. Susan Rice with STA Engineering were present to discuss the concept plans.

Mr. Maras began by explaining that he had appeared before the Board of Supervisors in July, and they requested that the PC review the concepts in order to provide a recommendation. He presented the “Cluster Plan”. He explained the minimum lot size, the available open space, and the average house size. Mr. Maras then discussed the “MRC Plan”. Under this plan, the applicant would develop on the Vern Seipt property across from the intersection of Troxel Road and Sumneytown Pike. This would allow for the connection to the intersection and an expansion of Sumneytown Pike in the area. He discussed a few options for Kriebel Road. He detailed that this version has revised an interior road location to stay away from an area expressed by the public for potential environmental concerns. Mr. Maras stated that they will be starting the infiltration testing on-site in the immediate future. He stated that he would be happy to take questions from the Commission and the public.

Mr. Marino asked for a recap of submission history. He questioned why the developer was also presenting the “MRC Concept” if that is not the current zoning in the area. Mr. Maras said that the “Cluster Plan” meets the current zoning on the property. Mr. Maras explained that in order to construct several housing types and make a connection to Troxel Road, a denser development would be needed. Mr. Maras felt that the “MRC Concept” was the better plan.

Mr. Main expressed that he was more concerned with what was best for current Township residents.

Mr. Maras stated that initial traffic counts had been conducted, but additional counts would be done once school commences. He explained the approximate traffic count differences between the two plans.

Mr. Marino asked why the “Cluster Plan” would be a net negative impact to the Township. Mr. Maras explained, but stated he would have to consult the cost-benefit analysis.

Mr. Brown asked if the Sumneytown Pike Road improvements proposed in the “MRC Plan” could be implemented on the “Cluster Plan”. Mr. Maras confirmed that the improvements would be cost-prohibitive. Mr. Maras further explained the road improvements involved in the “MRC Plan”.

Mr. Maras noted that open space provided in the MRC plan would be 49% and 35% with the Cluster Plan.

Mr. Marino expressed concern about the ability to improve the existing roads in order to handle the additional traffic. Mr. Maras responded that the County and PennDOT will review the plans and studies and have the ultimate say on issuing permits. Mr. Marino expressed concerns with roads outside the development, such as Anders Road. Ms. Becker expressed concern about the additional traffic impact from the 309 connector. Ms. Becker was also concerned with the decreased quality of life if this development were built.

Mr. Marino felt that the Cluster Plan was the lesser of the two evils. Mr. Main agreed.

Mr. Buonocore felt that the issue was not only on Kriebel Road but also along Sumneytown Pike. He stated that traveling on Sumneytown Pike is already difficult.

Mr. Maras stated that he wants to be able to show the best plan possible.

Ms. Becker stated that Towamencin does not have the infrastructure in place to support a development like this.

Mr. Buonocore talked about the roles of Township officials and what their roles should be.

Ms. Becker confirmed that the applicant is looking to change the zoning with the MRC plan.

Mr. Casey Haticks, Township resident, expressed ecological concerns and does not want to see the property developed. He did state that he liked the percentage of open space in the MRC Plan.

Ms. Erin McGeehan, Township resident, asked why there was such a large difference in open space between the two concepts. She also asked how local residents' wells would be affected. Mr. Maras stated that the site would be served by public water, and the MRC concept would encourage more infiltration. Ms. McGeehan also expressed concerns about congestion along Sumneytown Pike.

A Township resident at 1660 Wagon Wheel Road felt that Sumneytown Pike has congestion because there is no dedicated Right Turn at the intersection with Valley Forge Road. He also asked about the dedication of improvements and how it would affect current services. He also asked what the intention was for making a connection to Wagon Wheel Lane. Mr. Maras explained that the Township ordinance requires complete connections be made.

Mr. John Campisi, Township resident, expressed concern with existing traffic along Sumneytown Pike. He expressed safety concerns about residential along Kriebel Road. He also asked how all the water will be handled from the development and the additional impact on the schools.

Ms. Lisa Lee, Township resident, stated that she felt all traffic from the MRC Plan would be utilizing Kriebel Road and Sumneytown Pike. She wanted the connection made to Canterbury Drive. She also asked where the traffic study was conducted. Mr. Maras explained the scoping application process.

Mr. Justin Shaw, Township resident, does not want the connection at Wagon Wheel Road.

Ms. Carol Davis, Township resident, is concerned with the traffic, especially at Bridle Path Drive and Sumneytown Pike.

Ms. Tammy Donaldson, Township resident, requests that Trumbauer Road be included in the Traffic Study. She is concerned with the capacity for the bridges along Bustard Road and Trumbauer Road to handle additional traffic.

Ms. Susan, Township resident along Anders Road, expressed traffic concerns and asked how proposals are reviewed by the Township. She stated that the Township should step up and say no. She said she would like to see a scaled-down version of the concepts.

Ms. Kathleen Hangey, Township resident, expressed concern with motorists using the neighborhoods as a cut through. She stated that she wanted additional roads to be looked at in the study. She also expressed concern with flooding along Anders and winter maintenance on Kriebel Road.

Mr. Leon Kashishian, Township resident, asked if anyone preferred the MRC Plan concept. He was concerned about safety.

A resident expressed the overall concern with potentially 1,000 units being developed in the future and the traffic studies not acknowledging each of the developments.

Mr. Barry Cain, Township resident, stated that all the developments in this area will feed into Nash Elementary. He was concerned about his taxes increasing.

Mr. Gary Starkweather, Township resident, inquired about the percentages of each type of housing unit. He stated that the mix of residential does not meet what is permitted in the MRC district.

Ms. Laura Tracy, Township resident, would prefer a blend of the two concepts.

Ms. Becker stated that the developer should build on smaller lots in order to permit more open space and still be able to create improvements at Troxel Road.

A motion was made to recommend the "Cluster Plan" to the Board of Supervisors for a formal submission. The motion was made by Ms. Becker, seconded by Mr. MacKay, and the motion carried unanimously. The major concern was that the project would not address traffic issues.

New Business

A. Jacob's Woods – Informal Land Development Presentation

Ms. Kellie McGowan, Esquire and Mr. Guy Wolfington Jr, Equus Development, were present to represent Jacob's Woods.

Ms. McGowan explained the current layout of the Jacob's Woods development via an aerial image. She then explained that the new owner will be proposing a new and upgraded clubhouse facility. There would also be a new proposed garden apartment building. The building would propose to have 48 additional units. The development is within the MRC district and the applicant would meet the zoning requirements. The new building would be served by an elevator.

Ms. McGowan informed that the submission is an informal sketch plan and that they are not requesting any action during the meeting.

The Commission generally agreed that they are in favor of the concept as presented.

B. Proposed Modifications to the Township Street Light Standards

Mr. MacKay explained what the EAC was looking to accomplish with the proposed revisions and why. He stated that the proposal includes similar features to what is required in the Town Center.

A motion was made to recommend the proposed lighting standards to the Board of Supervisors for adoption. The motion was made by Mr. Vavra, seconded by Ms. Becker, and the motion carried unanimously.

Mr. Vavra made a motion to adjourn. All were in favor – 10:01 PM

Respectfully submitted,

Douglas E Leach

Douglas E. Leach

Assistant Zoning and Code Enforcement Officer