



Open Space and Parks Advisory Committee Meeting Minutes of the December 08, 2025 Meeting

In Attendance:

Joseph Meehan, Chair
Nancy Becker
Michon Blake
Robert DeHaven

Todd Fisher
Katie Cleary – Township Events Coordinator
Kristen Warner — Board of Supervisors Liaison

Excused:

Dr. Richard Costlow, Vice Chair
Dave Sponseller

Joe Rumsey

Other Attendees:

Bruce Bailey

Agenda Item 1.. MEETING FORMALITIES

The Chairperson, Mr. Meehan, called the meeting to order at 7:03 PM. All present participated in the pledge of allegiance. The 08DEC2025 meeting of the OPEN SPACE AND PARKS ADVISORY COMMITTEE MEETING began and minutes of the meeting are reported here.

Agenda Item 3.. OPENING COMMENTS

Mr. Meehan noted that an audio recording of the meeting is made for convenience in preparing the minutes. Mr. David Kraynik, the Township Manager, met with Mr. Meehan on 04DEC25 and provided an update on items of interest to the Open Space and Parks Advisory Committee (OSPAC). Discussion was deferred on the topics to the agenda items as they arose during the meeting.

Agenda Item 4.. APPROVAL OF OSPAC MINUTES – Meeting of 10NOV2025

There were no additions or corrections to the draft minutes. A motion to approve the draft minutes was voiced by Ms. Becker and seconded by Ms. Blake. Votes on the motion were 7 aye and 0 nay; the motion carried unanimously.

Agenda Item 5.. PUBLIC COMMENTS

A comment from Mr. Bruce Bailey thanked OSPAC members for being given the opportunity to volunteer with the OSPAC in the township. Mr. Bailey moved here four years ago from Tennessee and the Chair noted that he has been a consistent contributor as a volunteer. We appreciate his interest and his friendship.

Agenda Item 6.. OLD BUSINESS

3.A.. OSPAC 2026 BUDGET UPDATE

The full budget is on the Township Website under Finance. The OSPAC capital projects for 2026 funding to be approved by the BOS are below

[Ref. Towamencin Township "Proposed 2026 Operating and Capital Budgets", as authorized for advertisement 12 November 2025, pp. 30-31, 44]

18-454-101.00	MISCELLANEOUS PARKS	\$116,000.
18-454-103.00	BUSTARD ROAD PARK	\$20,000.
18-454-106.00	DRINNON WAY	\$0.
18-454-108.00	GRIST MILL PARK	\$310,000.
18-454-112.00	BUTCH CLEMENS PARK	\$63,000.
18-454-113.00	Green Lane Road Park	\$293,000. <i>[\$280,000 for parking]</i>
18-454-118.00	KRIEBEL CONNECTOR TRAIL	\$0.
18-454-118.01	Kriebel Road II Grant Project	\$0.
18-454-118.02	Kriebel Road III Grant Project	\$0.
18-454-118.03	KRT PECO Green Region Grant	\$0.
18-454-800.00	Trees & other Natural Capital	\$25,000.
30-438-721.05	Connector Trail To Spring Valley Drive	<u>\$60,000.*</u>
	Total Park Capital Projects:	\$887,000.

See p 44 of the budget proposal for more detail.

The funding for Fischer's Park projects detailed separately on page 45 of the budget proposal.

**Included in the "Other Capital/Infrastructure Sidewalk and Trail Connectivity Capital Projects*

The BOS is considering a loan for capital projects. Multiple options will be considered by the BOS. OSPAC capital requests projects will be funded in proportion to the size of the loan [see 2026 budget presentation]. OSPAC will discuss priorities for 2026 after the BOS decides on the funding.

3.B.. PROJECT UPDATES

3.B.1 Grist Mill Park Recreational Improvements

Several project items still need to be completed: basketball fencing and fabric, site fencing, pavilion electrical tripping hazard, site cleanup, rain garden area completion for proper drainage (the project manager, Rob Gottfelder, said the contractor must eliminate standing water). A historical note was that a similar problem with the green garden existed at Fisher's Park. A solution will be found prior to the park opening.

It was noted that two holly trees were planted near the restroom as a hoped-for diminishment of park user's headlights shining onto the residences along the back of the park.

Despite best efforts on the contract, Dave Kraynik informed OSPAC that he sees no opportunity to have a ribbon-cutting due to the cold weather. In the meantime, a "soft" opening is envisioned to allow play in the park followed in the spring with a more formal opening event.

3.B.2 Green Lane Road Park Soccer Field

Site work for 2025 by Land Tec Enterprises is complete; herbicide treatment will occur in Spring 2026. The fields were mowed in October and are dormant for over-wintering. The contractor will put down more fertilizer and seed, and do whatever maintenance is required under the contract for the topsoil and the turf to ensure that weeds don't proliferate.

OSPAC previously agreed to review the park plan and revisit the fencing issue in the Spring (fencing to prevent soccer balls from going into Kriebel Road or into the ravine between the fields and the Municipal Authority plant). Additional parking is budgeted for 2026. The CKS proposal to the Township will be revisited. The OSPAC preferences are cited by reference to the minutes of the 09SEP2025 meeting.

Playing soccer on the fields will not be possible until the 2028 season.

3.B.3 Planting Trees Fall 2025

The tree planting locations for 2025 are complete [installed by David Brothers nursery].

The budget for 2026 of \$25,000 is included in the draft budget awaiting final approval.

3.B.4 Veterans Park Development Plans

Access to the park is still the major impediment to progress. There is some progress and some promise. A proposal was made for an entrance to run on the SKF property via a property line that separates the SKF and PSDC properties. There is a single house along this route, potential land acquisition impediments, esthetic considerations, and considerable construction costs [\$300k plus] due to the possible need for a bridge. There was no change in status or commitment reported after this discussion among Towamencin, the Veteran's Committee, CKS, and PSDC. It is clear a 2026 start will not occur.

3.B.5 OSPAC Meeting with Brookside Farms Community

The Township will send a letter to all residents (48) announcing a meeting with OSPAC in FEB2026 to discuss court resurfacing at Valley View Way cul-de-sac for basketball and pop-up pickleball.

3.B.6 OSPAC Meeting with Heebner Way Community

The Township will send a letter to all residents announcing a meeting with OSPAC in MAR2026 to discuss court re-lining to accommodate dual use of the paved space for tennis and pop-up pickleball at Heebner Park. Paint lines for one or two pickleball courts and retain tennis.

3.B.7 Memorial Policy for memorials in township parks

The NOV26 OSPAC recommendation on the policy [Ref. Towamencin Township Memorial Program Tree or Bench] was shared with the Township staff. The OSPAC voted to recommend Towamencin issue a reminder about memorial personalization in Township parks and include the current regulation as part of it [bullet #13 of the current program guidance]. This recommendation was shared with the Public Works Committee and the Township Manager; they accepted the recommendation. The letter of notification will be sent in early 2026 to those who have sponsored a memorial in Fischer's Park. Public Works will subsequently enforce the policy on an as-needed basis.

3.B.8 Review Regarding open space requirements in current Township ordinances

A proposal was made to the Township Manager, Mr. Kraynik, that the OSPAC review land development plans submitted to the Township with specific reference to the Open Space being proposed by the developers. OSPAC would issue their comments on those plans to the Planning Commission for their subsequent consideration. Mr. Kraynik agreed to facilitate OSPAC review and instructed Mr. Will Bruger, the Township Zoning Officer, to provide the proposed plans. Land development proposals currently under consideration for Freddy Hill and Walton Farm were given to Mr. Meehan. No further action was taken.

A composite of reviews of the components of the Township Code that relate to “open space” was distributed by Mr. Meehan. The objective is to compile all the requirements for open space in residential and commercial zoning. A wide-ranging discussion ensued.

The OSPAC focus is to require developers to conform to the Township Code and provide active recreational space, not just open space. The Chair requested members review the document and be prepared for further discussion in December.

3.C.. GRANT APPLICATION UPDATES

3.C.1 Pickleball Courts at Butch Clemens Park

Due to the Harrisburg budget impasse in the legislature no funding decisions are being made.

There is no change in grant status since the last meeting.

Grants submitted are below; no response from DCNR or DCED

DCNR Community Conservation Partnership Program (C2P2)	[\$533,973 APR2025 request]
DCED Greenways Trails & Recreation Program (GTRP)	[\$250,000 MAY2025 request]

Proposed 2026 budget request includes \$63,000 for engineering design for the site.

A decision is expected late in 2025.

3.C.2 Grist Mill Park Connector Path from Grist Mill Drive to the Park

No change since last meeting; grants submitted; no response from DCNR or DCED

DCNR Community Conservation Partnership Program (C2P2)	[\$159,012 APR2025 request]
DCED Greenway Trails & Recreation Program (GTRP)	[\$250,000 MAY2025 request]

A decision is expected late in 2025.

3.C.3 Kriebel Road Trail Phase III

The \$250K grant application under the Montgomery County 2040 Program was not funded.

The Township WILL re-apply for an identical grant in 2026, using a different consultant to write the grant. At this time Bowman Engineering may be the consultant. This Kriebel Road Trail III [KRT3] extension will run from the terminus of the current trail near the Towamencin Municipal Authority, across Bustard Road, and connect to the existing trail in Fischer Park.

3.C.4 PECO Green Region Grant

A grant application for \$7,000 was submitted 07NOV2025. OSPAC will be informed on the PECO decision when it is made. Grant award announcements are expected in early 2026.

Agenda Item 4.. NEW BUSINESS

4.A.. Towamencin Township Comprehensive Plan

A Comprehensive Plan for Towamencin Township was prepared in 2025; it currently exists in draft form. A review by the BOS to finalize the plan is scheduled for 2026. The plans submitted for proposed development in Towamencin often refer to recommendations in the Comprehensive Plan. It is not clear to OSPAC that the recommendations in the draft Comprehensive Plan are specific enough to predicate any demand on a developer for open space, for example in the PSDC, Pinnacle or WB Homes development proposals. There is a Parks Plan and a Connectivity Plan for Towamencin, but the question is if any of the plans are specific enough to drive the creation of particular public recreational amenities in the currently-proposed developments. This is particularly the case if the Comprehensive Plan is not finalized because

there is no official recent document that can be cited as a reference. It is possible the development could cause the plan to be amended. How does OSPAC serve its purpose for the Township if the plan is not final?

4.B.. Evansburg State Park Comprehensive Plan

The OSPAC wants to suggest to the BOS that they encourage Pennsylvania DCED and the State DCNR to create a master plan for Evansburg State Park. The Evansburg State Park has 3,349 acres across Lower Providence, Lower Salford, Skippack, Towamencin, and Worcester Townships. Of this, approximately 200 acres are in Towamencin. There was a discussion of the history of the park, access to it in Towamencin, and permitted uses (e.g. hunting). The OSPAC suggested that Towamencin explore the possibility of a joint effort by the several municipalities to encourage the State to develop a master plan for the park. This suggestion was made to Mr. Kraynik who said encouraging an Evansburg Park master plan will be brought up at the Skippack Creek Watershed MS4 Alliance at their meeting in January 2026.

4.C.. Towamencin Township Open Space and Recreational Requirements

An extensive discussion was held on the open space and recreational space requirements in the Towamencin Township Code and how they apply to the current land development proposals. In the OSPAC review, the plans appear to meet the overall open space requirements but none of the land development proposals meet the requirements of Towamencin Code §107 (parks), or ARTICLE V (design standards) §136-500 et seq., and in particular §136-502 (Community Facilities).

The impact fee(s) that might be assessed for the lack of compliance with the above sections are negotiable [Code §§ 136-502 D (2) (d) (1)] and are currently \$1000 per household. This fee has not been reviewed since circa 1980. OSPAC felt it warrants a review.

Mr. Meehan indicated he would prepare draft comments on the proposed plans on behalf of OSPAC to submit to the Planning Commission and the BOS.

Agenda Item 5.. ADJOURNMENT

There being no other new business topics or discussions, Mr. Meehan entertained a motion to adjourn. A motion to adjourn was made by Ms. Becker and seconded by Ms. Blake.

Votes on the motion were 8 aye and 0 nay; the motion carried unanimously.

The December 8, 2025 meeting was adjourned at 8:56 PM.

Respectfully Submitted

Dr. Richard D. Costlow
Vice Chair, Open Space and Parks Advisory Committee

Next Open Space and Parks Advisory Committee Meeting – January 19, 2026