



**Open Space and Parks Advisory Committee
 Meeting Minutes of the March 09, 2026 Meeting**

In Attendance:

Joseph Meehan, Chair
 Dr. Richard Costlow, Vice Chair
 Nancy Becker
 Michon Blake
 Robert DeHaven
 Todd Fisher

Patrick McKeever
 Mary Stover – Township Engineer
 Katie Cleary – Township Events Coordinator
 Kristen Warner — Board of Supervisors Liaison

Excused:

Todd Montgomery
 Dave Sponseller

Chuck Wilson

Other Attendees:

Residents of Heebner Park area
 Bruce Bailey 506 Monroe Drive
 Cristopher Clay 1593 Heebner Way
 Caitlin Clay 1593 Heebner Way
 Tyler Clay 1593 Heebner Way
 Lonni Donahue 1590 Heebner Way

James Gilbert 1583 Heebner Way
 Lance Hill 1594 Heebner Way
 Barbara Pfleuger 1579 Heebner Way
 Andrew Pfleuger 1579 Heebner Way

Agenda Item 1.. MEETING FORMALITIES

The Chairperson, Mr. Meehan, called the meeting to order at 7:00 PM. All present participated in the pledge of allegiance. The 09MAR2026 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 and Dr. Costlow 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 05MAR2026 and provided an update on items of interest to the Open Space and Parks Advisory Committee (OSPAC). Discussion of other issues was deferred to the topics on the agenda.

Agenda Item 4.. APPROVAL OF OSPAC MINUTES – Meeting of 19JAN2026

There were no additions or corrections to the draft minutes from the 09FEB2026. A motion to approve the draft minutes was voiced by Ms. Becker and seconded by Dr. Costlow. Votes on the motion were 6 aye and 0 nay; the motion carried unanimously.

Agenda Item 5.. PUBLIC COMMENTS

There were no public comments other than those deferred to Agenda Item 6.A. The discussion moved to the Heebner Way item on the agenda.

Agenda Item 6.. OLD BUSINESS**6.A CONSIDER DUAL USE FOR TENNIS COURT AT HEEBNER WAY**

A brief history of the attempts by the Township to create a public pickleball facility was given by Mr. Meehan. It included a description of a pop-up facility [i.e., pickleball players bring their own net and equipment to a paved space that has lines painted for a pickleball court]. The OSPAC invited comment from the residents of this area on a proposal to create a dual use for the tennis court in Heebner Way Park. Additional lines could be added to the court to allow for pop-up pickleball. This would not interfere with the existing purpose of the court for tennis because the tennis net would be undisturbed.

The residents agreed the current tennis court is largely unused. There was support, initially, for the pop-up but some concerns were raised. Among them were: parking, rest rooms, time of day for play, overlapping of playing time with TYA baseball teams, and noise. OSPAC indicated play times could be limited to reasonable hours, but those hours might include times the TYA used the field. There is only street parking and no restrooms; this is not a problem for the TYA baseball teams that play on the adjacent field nor is it a problem for the neighborhood except for the safety concern of kids in the street. Noise abatement of pickleball is possible, but a few residents suggested it was meaningless because it could not be enforced. In the end, the consensus of the attendees was that despite noise and other accommodation, they would rather not have a pop-up pickleball court in their neighborhood to meet a recreational need in the Township.

6.B PROJECT UPDATES**6.B.1 Green Lane Road Park Soccer Field**

The CKS Engineering firm, Ms. Stover, presented their proposal for the Green Lane parking lot upgrade. Preservation of the large trees along Green Lane are the concern discussed. The proposal to shift toward the playing fields was also discussed. A re-draw of the proposal will prioritize saving the trees; the 36-inch tree, then the 18-inch tree, and last the 6-inch tree. The latter is most likely to be a sacrificial tree. There will be an evergreen buffer along Green Lane and CKS will consider plantings of 2 trees for the 18-inch if it needs to go. Otherwise, CKS will maximize the number of spaces, compress the center median and possibly extend the edge toward the restroom. The engineering and construction for the parking lot is approved by the Board of Supervisors. A projected start is optimistically tentative for Aug/Sep. CKS will provide OSPAC the final parking lot and access plan.

Work on the soccer fields for 2026 by Land Tec Enterprises will resume in Spring.

6.B.2 Kriebel Road Trail III

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. The grants submitted to DCNR and DCED for this project were denied. A resubmission in 2026 is planned.

CKS indicates the trail at the Fischer Park end is problematic to cross Kriebel road because PennDOT will not approve any crossing with the existing line-of-sight. In addition, there is potential private property impingement, large trees, a too-narrow road for a walking path, the Towamencin Creek on one side and a too-steep slope on the other side of the road. A foot bridge adjacent to the existing bridge was considered but not adopted. The conclusion was to hold off on any grant submission until we have a workable plan. Because the grant deadline is 30APR, we will not submit this year.

6.B.3 Connector Trail – Spring Valley Rd. to KRT

This project was approved for 2026. CKS will create an engineering plan and submit to the BOS.

6.B.4 Grist Mill Park Recreational Improvements

The park is open. All project items are substantially completed, and an opening is scheduled for 29APR2026. Signage to keep dogs out of the play areas and asking people to pick up excrement from their dog will be installed.

6.B.5 Veterans Park Development Plans

Access to the park is still the major impediment to progress. All action on the proposed new entrance is delayed pending the outcome of discussions with Montgomery County Planning Commission about the open space land trade-off required to accommodate the entrance. The restoration of the headstones in the Lukens Cemetery was budgeted by the BOS and will begin in 2026. Landscaping and signage will also be added at the entrance. There was no other change in status or commitment reported by Towamencin, the Veteran's Committee, CKS, or PSDC. It is clear a 2026 start will not occur.

6.B.6 Memorial Policy for memorials in township parks

The policy reminder was posted on the Towamencin website. The Township will communicate via letter to sponsors of a memorial in Fischer's Park who are not in compliance with the policy. The letter has been delayed by other priorities, but it is hoped that overall compliance with the policy [Ref. Towamencin Township Memorial Program Tree or Bench and bullet #13 of the current program guidance] will be achieved.

6.B.7 Towamencin Township Comprehensive Plan

The draft of the Comprehensive Plan [dated August 2025] will be presented to the BOS 11MAR2026. It has not been finalized. The BOS apparently views the plan as a snapshot in time, not an endorsed plan for the future.

6.B.8 Newsletter Article

The chair thanked Dr. Costlow for writing the article for OSPAC that focused on Grist Mill Park and Veterans memorial Park. It has been submitted to the Township for publication.

6.B.9 Recommendations for Usable Open Space in the Freddy Hill and Walton Farm Development Projects

Meetings of Messrs. Meehan, Costlow, and Montgomery were held with the developers, Pinnacle and WB Homes. The presentations were well-received. We are hopeful our suggestions that the two abutting developments, Freddy Hill and Walton Farm, should be considered together for usable community open space.

A slide-based representation of the plan was presented at each of the meetings by Mr. Meehan [a copy of the presentations to each developer is included by reference; they reside in a subfolder in the cloud storage space the OSPAC members share].

The presentation captures the 4-park concept of Hilltop Greene prepared by Messrs. Meehan, Costlow, and Montgomery. IT outlines an overall vision for the usable proposed Open Space.

Mr. Meehan summarized the meetings OSPAC had with the developers highlighting our space and trail concepts and the minimal pushback from the two developers. These will be captured in post-meeting notes prepared by Messrs. Meehan, Costlow, and Montgomery.

There was a discussion of affordability with the realization that OSPAC has no control over the number of units or the price.

6.C Grant Application Updates

6.C.1 Pickleball Courts at Butch Clemens Park

The grants submitted to DCNR and DCED for construction of pickleball courts at Butch Clemens Park were denied. A resubmission in 2026 is suggested and expected. The Township is not aware of any grant program to which an application can be made, so this project is likely dead unless and until some grant funding can be realized.

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

A discussion ensued on grant sources: PA State funds [Ms. Becker to investigate], a MontCo Comm College grant matching database [Dr. Costlow to investigate], a grant

availability website [Mr. Meehan to investigate]. The possibility of a sponsored construction of pickleball could be considered.

6.C.2 Connector Trail Grist Mill Park

The grant submitted to DCNR under the C2P2 program [\$159K] for construction of the connector from Grist Mill Drive to Grist Mill Park was approved. OSPAC had recommended Towamencin Township match the funding and begin construction in 2026. The decision of the BOS is to seek additional grant funding under the Montgomery County 2040 [MontCo 40] Program. The grant was submitted.

DCNR Community Conservation Partnership Program (C2P2) [\$159,012 APR2025 request approved]

Agenda Item 7.. NEW BUSINESS

7.A Parking on Kriebel Road for Towamencin Day

The proposal is to close Kriebel and utilize it as a one-way parking lot along the road. Other regular permissions and coordination like TT police, fire police help with traffic, and State Police permission. Restricted/designated vendor parking and creating right turn only from the front entrance will be implemented.

7.B Birdwatching

A short impromptu discussion of woodcocks in Kibler Meadow Park was initiated by Mr. Bruce Bailey. At sunset these birds can be heard from the parking lot.

Agenda Item 8.. 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 6 aye and 0 nay; the motion carried unanimously.

The March 09, 2026 meeting was adjourned at 9:30 PM.

Respectfully Submitted

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

Next Open Space and Parks Advisory Committee Meeting – April 13, 2026