



**Open Space and Parks Advisory Committee
Meeting Minutes of the April 13, 2026 Meeting**

In Attendance:

Joseph Meehan, Chair
Dr. Richard Costlow, Vice Chair
Nancy Becker
Michon Blake
Robert DeHaven
Patrick McKeever

Todd Montgomery
Chuck Wilson
Katie Cleary – Township Events Coordinator
Kristen Warner — Board of Supervisors Liaison

Excused:

Todd Fisher

Dave Sponseller

Other Attendees:

Dennis McGeehan, Township Planning
Commission

Agenda Item 1.. MEETING FORMALITIES

The Chairperson, Mr. Meehan, called the meeting to order at 7:06 PM. All present participated in the pledge of allegiance. The 13APR2026 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 09APR2026 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 09MAR2026

Grammatical corrections were received from Mr. Meehan and will be incorporated. The members of the public who attended the 09MAR meeting will be obtained from Mr. Meehan and added. There were no other additions or corrections. A motion to approve the draft minutes was voiced by Ms. Becker and seconded by Mr. DeHaven. Votes on the motion were 6 aye, 0 nay, and 1 abstention; the motion carried.

Agenda Item 5.. PUBLIC COMMENTS

Information was cited by Mr. Dennis McGeehan, a member of the Township Planning Commission, that an individual Towamencin resident Leon Kashishian has research showing that the farm house on the Freddy Hill property is a historical building, perhaps of more historical significance than the Morgan Log House. There is documentation at <https://www.lukensinn.org/> and any additional documentation for this claim will be provided to OSPAC and stored on the OGD [OSPAC Google Drive].

There were no public comments other than those deferred to Agenda Item 6.A.

Agenda Item 6.. OLD BUSINESS**6.A PROJECT UPDATES****6.A.1 Grist Mill Park Recreational Improvements**

The park is open. All project items are completed. A ribbon-cutting and formal opening is scheduled for 29APR2026, 5:00PM. OSPAC is invited and encouraged to attend. The rain garden still needs some fine tuning. Signage to keep dogs out of the play areas and asking people to pick up excrement from their dog will be installed. Consideration was given to providing some play equipment like a basketball, table tennis balls and paddles, and corn hole bags. The Events staff will decide and purchase as they deem appropriate along with a lidded box to protect equipment from weather. The box will be anchored but not locked.

6.A.2 Green Lane Road Park Soccer Field and Expanded Parking

The Arro Engineering firm, Ms. Stover, is re-working 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 largest tree, the 36-inch tree. It is still part of the plan to propose plantings of 2 trees for each tree lost. A projected start is optimistically tentative for Aug/Sep. CKS will provide OSPAC the final parking lot and access plan.

An OSPAC site meeting at the soccer fields in Spring of 2026 to discuss the 2026 turf plan will be scheduled. The contractor, Land Tec Enterprises, will be invited.

The Township and possible TYA will inform all tournament groups that the fields are off limits for any activity.

6.A.3 Kriebel Road Trail III

The Kriebel Road Trail III [KRT3] extension from the terminus of the current trail near the Towamencin Municipal Authority to Fischer Park will require an expansive re-assessment of access to the park along its northwest border. This has been a generally difficult problem to solve because of high traffic on the roadways around and through the park, private property

concerns for rights of way for any alternative road, poor line of sight visibility along the entirety of the desired trail and other factors. No solution proposed to date has addressed all the existing concerns and each proposal carries a high cost.

https://www.google.com/maps/@40.2299463,-75.3554496,461m/data=!3m1!1e3?authuser=0&entry=ttu&g_ep=EgoyMDI2MDQyNi4wKXMDSoASAFQAw%3D%3D

*Terminus of the current trail near the Towamencin Municipal Authority at right of map.
Entrance to Fischer Park near Arneith house at left of the map.*



Mr. Meehan shared a 2001 vintage map of a re-routing of Kriebel Road through the north section of Fischer Park. The possibility of building a boardwalk along the creek was proposed by Dr. Costlow. References were also made to the Simone and Collins park plan from 2010. No decisions were made. It was agreed that a white paper summary of the history and existing proposals would be prepared by Mr. Meehan for additional discussions within OSPAC and with the BOS.

6.A.4 Connector Trail – Spring Valley Rd. to KRT

This project budget was approved by the BOS for 2026. Mr. Dennis McGeehan asked if there was a timeline for construction. Arro Consulting, Inc. [formerly CKS Engineering] will create the engineering plan and submit it to the BOS. There has been no published timeline for the project.

6.A.5 Basketball and Pickleball Courts at Valley View Way (agenda addition)

These two courts will be refurbished in 2026 and the proposal for line painting will be on the agenda for the BOS 29APR meeting.

6.A.6 Veterans Park Development Plans

Access to the park is still the major impediment to progress. Montgomery County Planning Commission was not in favor of the open space land trade-off required for the proposed entrance. The project will revert to a previous proposal with the entrance coming off Forty-foot Road behind the old Genuardi's market. Two grants are being written by Arro Engineering: (1) a 50% funds-matching grant for \$500K under C2P2 due in April, and (2) a 15% funds-matching grant for \$250K under GTNR due in May.

It is not known if the status of the previous offer from PSDC to contribute \$200K to the park development was affected by this development.

A citizens' social was announced by Mr. Meehan to be held 17APR26 at 6:00 to 8:30PM to make people aware of the Veterans Committee and to encourage additional participants.

6.A.7 Open Space Requirements for Developers (agenda addition)

A meeting of Mr. Kraynik, Mr. Henry Sekawungu [new Director of Planning and Zoning Enforcement] and Messrs. Meehan, Montgomery and Costlow of OSPAC to discuss the open space proposals from OSPAC is envisioned but not scheduled.

An inquiry arose about who, within the Township, advocates for the residents with developers for the Open Space requirements developers are obligated to provide. The rather ambiguous and generic answer was the Township Staff, not an individual or department.

Mr. Meehan and the OSPAC reviewed the four components of the proposed combined developments which the OSPAC has dubbed the *Hilltop Grayson Greene*. The four components are: Farm Park, Creek Park, Forest Park, and Play Park.

An inquiry arose about the Township's responsibility to accept the 66 acres of open space proposed in the Pinnacle development and the 30-plus the acres of open space proposed in the WB Homes development. A spirited discussion of options occurred which included the list of recreational activity spaces previously put forward as well as a cricket pitch, but no consensus was reached and no motion for any specific action or recommendation was put forward.

Agenda Item 7.. NEW BUSINESS

The discussion of the number of tables and volunteer staffing for the 2026 Towamencin Day event determined that the proposed tables for Open Space and Veterans could be covered.

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 Mr. DeHaven 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 – May 11, 2026