



**Open Space and Parks Advisory Committee
Meeting Minutes of the May 11, 2026 Meeting**

In Attendance:

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

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

Excused:

None

Other Attendees:

None

Agenda Item 1.. MEETING FORMALITIES

Chairperson, Mr. Meehan, called the meeting to order at 7:03 PM. All present participated in the pledge of allegiance. These minutes summarize the 11MAY2026 meeting of the OPEN SPACE AND PARKS ADVISORY COMMITTEE MEETING.

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 07MAY2026 and provided an update on Township items of interest to the Open Space and Parks Advisory Committee (OSPAC). Discussion of the issues was deferred to the topics on the agenda.

Agenda Item 4.. APPROVAL OF OSPAC MINUTES – Meeting of 13APR2026

Grammatical corrections were received from Mr. Meehan and will be incorporated. There were no other additions or corrections. A motion to approve the draft minutes was voiced by Ms. Becker and seconded by Ms. Blake. Votes on the motion were 10 aye, 0 nay; the motion carried.

Agenda Item 5.. PUBLIC COMMENTS

There were no public comments.

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 13MAY2026, 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. The Events Coordinator will provide some play equipment [basketball, table tennis balls and paddles, and corn hole bags]; a lidded box to protect equipment from weather will be anchored but not locked.

6.A.2 Green Lane Road Park Expanded Parking

The proposed new layout for the Green Lane parking lot upgrade from ARRO Engineering was presented then described and discussed at length. There are 107 parking spaces proposed. A JPAG file of the plan is appended to these minutes and a link to the OSPAC drive document is here.

<https://drive.google.com/drive/folders/1HvWy9lKzTy73LeCFMrOzWeb0EGf3BUYe>

Comments

- *Location and fence type need to be clarified.*
- *TYA will mark lines for parking spaces and enforce parking.*
- *Access from the lot to the soccer field needs to be developed [gate, path?; defer until soccer fields open]*
- *How will parking on the grass along the entrance be discouraged [defer until soccer fields open]*
- *Is the very small bituminous area necessary or can it be stone [may reduce construction cost]*
- *Add individual parking curbs/bumpers [recycled plastic] in addition to the fence.*
- *Preservation of the large trees along Green Lane Road is as good as was feasible.*
- *Proposed tree plantings for the buffer are ok as-is, no closer to the lot.*
- *Proposed tree buffer should be extended toward Kriebel Road as far as feasible.*

A projected start is optimistically tentative for Aug/Sep. ARRO Engineering will provide OSPAC the final parking lot and access plan when completed.

6.A.3 Green Lane Road Park Soccer Field

The contractor, Land Tec Enterprises, during the week of May 4th removed the infiltration barrier along Kriebel road, filled in low spots on the field, spiked the soil for aeration, and over-seeded the plots. This followed an on-site meeting with the Township Public Works and ARRO. Public Works will manage the field, under the direction of Land Tec, for the summer [water, and any necessary mowing, etc.].

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

6.A.4 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. Mr. Meehan reiterated his commitment to preparing a White Paper on the issue based on the historical documents he has. See OSPAC minutes of 13APR26 for more details.

6.A.5 Connector Trail – Spring Valley Rd. to KRT

This project budget was approved by the BOS for 2026. ARRO Consulting, Inc. indicated the incline is too steep [12% to 20% slope] for a paved or wood chip path to be built. Codes limit slope to 5% or 8% in special circumstances. ARRO cannot design anything that does not meet code requirements because of liability concerns.

The possibility of a staircase was discussed as an alternative. Options included:

- *A wide wooden staircase (boardwalk-like) and compatible with the surroundings*
- *A series of large, linked, square, timber-outlined pads (each about 6 ft. on a side) arranged like steps.*
- *Any other non-path accommodation from ARRO Consulting to conveniently traverse the slope.*

Mr. Meehan will share these ideas with Mr. Kraynik to create an alternate engineering plan and submit it to the BOS.

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. ARRO Consulting is writing two grants: (1) a 50% funds-matching grant for \$500K under C2P2 was submitted in April, and (2) a 15% funds-matching grant for \$250K under GTNR is due in May.

Part of the C2P2 Grant was reported to have included an agreement between the Township and PSDC regarding the park entrance. An inquiry at the meeting by Dr. Costlow for a copy of the agreement to be shared with OSPAC could not be accommodated. The BOS liaison for OSPAC was unsure if it was available under Right-to-Know.

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

The OSPAC open space proposals for Hilltop Grayson Greene [Freddy Hill and Walton] will occur 13MAY26 at the BOS. The outline of the proposal was shared with OSPAC.

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 is still envisioned but not scheduled.

6.A.8 Towamencin Day Celebration

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. OSPAC will have a table. Attendance is slated to be Mr. Meehan, Ms. Blake and Mr. Fisher.

6.A.9 Basketball and Pickleball Courts at Valley View Way

The two courts will be refurbished in 2026. The proposed line painting was approved by the BOS at the 29APR meeting. One court will be lined for pickleball, the other court for pickleball and basketball.

Agenda Item 7.. NEW BUSINESS

7.A.1 A Towamencin Park Challenge

An idea to promote awareness of Towamencin parks was advanced by Mr. DeHaven. Towamencin could offer a proposed route that visits all parks or a list of parks to visit. If someone completed the route or visited all the parks, an acknowledgement pin or badge or flag could be given as participation recognition. Montgomery County has a "MontCo Trails" program as a possible model, but the Towamencin concept is for local participation, not a destination for a wide variety of visitors

7.A.2 Tree Planting for 2026

Initial proposals for tree planting locations were made. Replacement of the ash trees previously removed was well received. Location candidates: Grist Mill, Green Lane, Fire House, and Kibler Meadow. The consensus was to locate preferentially on active recreation areas. A discussion of buying seedlings versus 2.5-inch caliper trees and creating a Tree Tenders Group through the PHS were also well-received but no further action was taken. Any plantings should be from the list of species created by the EAC.

7.A.3 Keeler Road Development – Fee in Lieu

The Keeler Road developer proposed a fee-in-lieu for the open space requirement. The OSPAC feels the current fee schedule of \$1,000 per unit should be updated to reflect reasonable COLA and other inputs; a fee of \$5-10K per unit was deemed not unreasonable.

A motion was made by Ms. Becker and seconded by Mr. Wilson. The OSPAC recommends Towamencin Twp. Review the fee schedule, revise it as needed, and consider indexing relevant fees to an appropriate metric. The intent of the motion was to ensure the indexing reflects the increasing costs for goods and services related to construction of recreational open space. Votes on the motion were 10 aye and 0 nay; the motion carried.

7.A.4 Fence Around Bocce Courts [plus added agenda item of dogs in Kibler Meadow]

The vandalism at the bocce courts was an issue raised by Mr. Meehan with Mr. Kraynik. The proposal by Mr. Meehan to construct a fence near the bocce courts to discourage foot traffic across the courts and reduce vandalism was supported by Mr. Kraynik. Dr. Costlow was tasked with development of a sketch plan and a cost estimate for the fence. He will submit it to Mr. Kraynik.

7.A.5 Dogs in Parks - Kibler Meadow and others [added agenda item]

Complaints about dogs off leash in Kibler Meadow were received by Mr. Meehan. The violators are reportedly rude when challenged by the resident which upsets the resident. The OSPAC: does not condone incivility, recognizes that animal behavior cannot always be controlled, and is of the opinion this situation has not risen to a level that would involve the police.

7.A.6 Badminton in Heebner Park [added agenda item]

A proposal by Dr. Costlow to paint lines for badminton on the tennis courts at Heebner was not adopted.

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. Wilson and seconded by Ms. Becker. Votes on the motion were 10 aye and 0 nay; the motion carried. The May 11, 2026 meeting was adjourned.

Respectfully Submitted

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

Minutes Addendum for Agenda Item 6.A.2 – Print of Green Lane parking plan

Next Open Space and Parks Advisory Committee Meeting – June 08, 2026

DRAFT PLAN FOR GREEN LANE PARK PARKING EXPANSION 2026 05
ARRO ENGINEERING Drawing [with coloration by Joe Meehan]

