



## **Towamencin Township Environmental Advisory Council**

### **Agenda for the September 8th, 2026 Meeting**

1. Call to Order
2. Opening Comments
3. Public Comments
4. Approval of Minutes from 7/14/2026 and 8/11/2026 Meetings
5. Bird Town PA Subcommittee Report
  - a. Next meeting - Thursday, 11/5
  - b. Projects
6. Old Business
  - a. 2025 projects
    - i. Proposed Grasslands Ordinance
  - b. Environmental Advisory Council Conference - Saturday, 10/24, in Fort Washington.
  - c. 2026 projects
    - i. No-mow Area Native Restoration - Troxel Meadow and Bustard Grove
    - ii. Project Hilltop (Freddy Hill Farm) subdivision plan review
    - iii. Workshops - Weeds Inc. on 10/19, PWC Stormwater Management in September or November, and Winter Sowing of Native Plant Seeds in December
7. New Business
  - a. November EAC Meeting Date Change
  - b. Parking Ordinance Amendments
  - c. Landscape Ordinance
    - i. Discuss the following MCPC comment: SALDO A. §136-510. Landscape Requirements – The proposed amendment states that a landscape plan shall be submitted as part of the preliminary plan submission for “all single family residential land developments of 10 acres...or more and for all other residential uses and for all nonresidential development.” The township should clarify if the 10-acre minimum only applies to single-family detached residential or otherwise. They might also consider lowering the minimum acreage requirement for preliminary landscape plans. In addition, the last statement of the following paragraph (“...by

providing certain minimum landscaping requirements for all future subdivisions and land developments”) seems to contradict the previously stated requirement.

1. §136-510.A Definitions: a. Adaptive Plant – The County recommends replacing this with the more commonly-used term “Introduced Plant”. 2. §136-510.B Conservation of Existing Vegetation: a. The proposed ordinance includes plastic web construction fences as an allowable barrier to protect existing vegetation during construction. The County does not recommend this type of barrier and instead suggests chain link fences or wooden snow fences if necessary. b. The County also recommends incorporating tree preservation credits into the ordinance.

- ii. BOS suggested addition: From Vanessa - A resident raised a concern to me regarding sections 87(10)(A) and 136-510(B)(3), which outlines that one replacement tree must be planted for every tree destroyed. The concern is that a small tree with a caliper of 2.5 inches does not adequately offset the destruction of a mature tree. The resident advocated that we require a higher replacement rate. In benchmarking this, it appears there are a variety of ways to do this (simply increasing the ratio, creating a table of required trees based on the diameter of the removed tree, etc.). One interesting method I found was suggested by [Penn State Extension](#): *"The total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed the DBH of the tree(s) removed."* This type of requirement is present in SALDO for Lansdale, Upper Gwynedd, and North Wales (equivalent of 136-510). Falls Township extends this further to trees on existing properties with disturbance permits (equivalent of 87-10). Additionally, I've noted that 87-10 (Grading and Excavating chapter) does not require 75% native tree replacement like is required in 136-510 for SALDO.

- 8. Treasurer's Report - David M.
  - a. 10/7 EAC Budget Work Session
- 9. Township Supervisor/Manager Report - Vanessa G.
- 10. Next Meeting - Tuesday, 10/13.
- 11. Adjournment