

**Towamencin Planning Commission  
Minutes  
June 2, 2025  
7:00 PM**

**Present:**

Brett MacKay, Chairman  
Nancy Becker  
Joseph Vavra  
Michael Main  
Dennis McGeehan  
Rich Marino  
Craig Brown  
Edward Buonocore

**Absent:**

Patricia Younce

**Staff:**

Mary Stover, Township Engineer CKS  
Douglas Leach, Assistant Zoning and Planning Officer

Supervisor Mr. Kofi Osei was present  
Supervisor Mrs. Joyce Snyder  
Supervisor Mr. Chuck Wilson

**Approval of the May 5, 2025 Planning Commission Meeting Minutes**

A motion was made to approve the May 5, 2025 minutes, by Mrs. Becker. Mr. Vavra seconded. All were in favor.

**Old Business**

**A. Drafting Zoning Ordinance Amendment - Chickens**

Mr. Leach briefly discussed the changes to the 2023 version, which had never been adopted. The lot size was changed to “greater than 20,000 square feet.” Shelters are to be in the rear yard, no closer than 15’ to any property line and no closer than 25’ from any residential structure. Chicken run fencing may not be closer than 15’ to the property line. The height of the coop had been removed, but the PC felt that it should be included and limited to 6’ the same as the chicken run fence. After a brief discussion, Mr. Marino made the motion to accept the Ordinance with the addition of limiting the height of the coop to 6’. Mr. Main seconded the motion, and it passed 7 yes, one no and one absent.

## **B. ZA 2024 – 01 – Main Street Overlay Concept**

Mr. Matthew McHugh, attorney for PSDC and Mr. Matthew Landro, Bohler Engineering represented PSDC. Mr. McHugh went through the CKS letter of May 8, 2025 and the Bowman letter of May 29, 2025. The key items discussed were the number of parking spaces per unit; the total number of residential units; the maximum height of the buildings and the setbacks. Mr. Brown asked if there would be changes to the existing walking trail and Mr. McHugh stated that any changes would be minimal. Mrs. Becker asked about street trees along Bustard Road and Sumneytown Pike. It was noted that there already are street trees in these locations. Mrs. Stover noted that the current regulation is for a Type “A” buffer. Discussion followed regarding the number of parking spaces required, initially proposed at 3, revised to 1.75 per residential unit. Mr. MacKay said that surrounding townships typically require 2 spaces per unit. The PC agreed with 2 spaces per unit. Mrs. Stover said that the existing ordinance for setbacks is 100’ rather than 50’ as proposed. The PC agreed that the setback should remain at 100’. At this point, Mr. MacKay asked for comments from the public.

Mr. Bruce Bailey, township resident, stated that he felt parking should be 3 per unit due to more extended families.

Mr. Tom Lickner, township resident, a professional firefighter, expressed his concern regarding the number of residents volunteering for the fire department to meet future growth.

Mrs. Tiffany Stanton, township resident, said she was concerned with the increased housing density in the township and the negative impact on the schools.

Mr. Main noted his concern with the PC approving this plan only to have PSDC come back with changes on the other side of Sumneytown Pike after Mr. McHugh said no residential was planned for the other side and that the plan was to retain existing zoning. Mrs. Becker noted that since PSDC first came before the PC, the Walton Farm and Freddy Hill Farms have been sold, which will have a direct impact on the plans for the Main Street Overlay Concept going forward. Mrs. Becker made the motion that PSDC formally address the CKS and Bowman letters; require 2 parking spaces per unit for the proposed multi-family residential use rather than the proposed 1.75 spaces per unit; limit the number of residential units to 250; include a maximum height of 3 stories not to exceed 50’ for the hotel multifamily residential use; and to maintain all setbacks as currently required by the Towamencin Township Village Overlay Land Use and Design Manual for Sector 5 except for along the turnpike. Mr. Buonocore seconded the motion and the vote was unanimous.

## **New Business**

### **A. Living Branches (Dock Woods) – Informal Presentation**

Mr. Nathan Fox, Attorney with Obermayer and Mr. Thomas Knab, Bohler Engineering, represented Living Branches. Mr. Fox presented the proposed redevelopment of two buildings along Dock Drive. He presented conceptual architectural renderings of the buildings noting that there would be a net gain of 11 units. No major waivers are anticipated. Mr. Brown asked about the resultant need for intersectional alignment of roads and Mr. Fox said that there probably would be some re-alignment.

## **B. Pinnacle Realty Development Informal Concept Plan Presentation**

Mr. Tony Maras, principal of Pinnacle, presented two scenarios for the development of Freddy Hill Farms. He stressed that the Seipts made the decision to close and then sell; Pinnacle did not ask them to close the facility. The first scenario is for 141 single family homes with 48% open space; the second scenario calls for a mix of townhomes (125), single-family detached (60), carriage homes (35) and small lot singles (101) for a total of 321 units. Access in both scenarios would be from Sumneytown Pike, Kriebel Road and Wagon Wheel Lane. Mr. MacKay asked for comments/questions from the PC and Mr. Brown asked why there was no connection in Scenario #1 between the 45 lots and the 63 lots. Mr. Maras stated that they were trying to maximize open space. Mr. Brown asked if open space is inclusive of storm water basins and was answered in the affirmative. Mrs. Becker asked about access to the property and Mr. Maras said that access to the upper lots would be from Sumneytown Pike and the lower lots from Kriebel Road. Mrs. Becker expressed her concern over the narrow width of Kriebel Road and how it would handle increased traffic. Mr. Main asked if the open space would be dedicated to the township. Mr. Maras said that was his plan, but if not, it would be the responsibility of a HOA. Mrs. Becker stated that the current roads are inadequate to handle additional volume. At this point, Mr. MacKay asked the public for comments:

Township resident #1 – His concerns were the impact on environment, flooding, increased congestion and the fit with the Comprehensive Plan. He noted that there are currently 33 different species of birds whose habitat would be affected. Mr. Maras answered that he was aware of this and that Pinnacle would be hiring a botanist and an arborist as consultants for the preparation of the plan.

Rod Lowe, Kriebel Road – Noted that there are currently 31 driveways on Kriebel Road between Sumneytown Pike and Anders Road and that Kriebel Road was already inadequate to handle the traffic.

Township Resident #2 – Voiced her concern with the Kriebel/Anders intersection saying it was dangerous. She said she is concerned with storm water issues.

Township Resident #3 – Lives on Kriebel and is concerned with the impact on schools and roads.

Mr. Main stated that General Nash Elementary School is aging and is currently using old modular units to meet the increased number of students.

Bob DiDemezio, Towamencin Township – Not in favor of cluster development. Feels that open space needs to be preserved.

Towamencin Resident #4 – Lives on Kriebel near Freddy Hill. Ecological concerns and is interested in how new riparian laws currently awaiting approval by the State would affect this plan.

Mr. Maras stated that he heard the residents' concerns and would be meeting with them in the future as things move forward.

**C. ZA 2025-02 – R-14 Cluster Single-Family Amendment**

Mr. Kofi Osei, Township Supervisor, presented changes proposed to the R-14 Single Family Amendment which would allow for more density. In particular, changing the 14K square foot minimum to 12K square feet and replacing single-family homes with small lot singles. He noted that more open space will likely mean increased taxes. After some discussion, Mrs. Becker made the motion to keep 14K square feet and not adopt any changes to the amendment at this time. Mr. Brown seconded the motion, and it passed unanimously. Supervisor Osei thanked the public for their comments.

**D. Informal Conservation Zoning Amendment Proposals**

Supervisor Osei elected not to present at this time. The item was tabled.

Mr. MacKay thanked the public for their input and urged continued attendance at PC and other Township meetings.

Mr. Vavra made a motion to adjourn, Ms. Becker seconded. All were in favor – 9:34 PM

Respectfully submitted,

*Douglas E Leach*

Douglas E. Leach  
Assistant Zoning and Code Enforcement Officer