



Open Space and Parks Advisory Committee Meeting Minutes of the October 13, 2025 Meeting

In Attendance:

Joseph Meehan, Chair
Dr. Richard Costlow, Vice Chair
Nancy Becker
Michon Blake

Robert DeHaven
Todd Fisher
Joe Rumsey
Kristen Warner — Board of Supervisors Liaison

Excused:

Dave Sponseller
Katie Cleary – Township Events Coordinator

Other Attendees:

Todd Montgomery
Paul Andrews

Agenda Item 1. MEETING FORMALITIES

In accordance with the agenda the Chairperson, Mr. Meehan, called the meeting to order at 7:03 PM. All present participated in the pledge of allegiance. The 13OCT2025 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 noted that Dr. Costlow will record the audio of the meeting for his convenience in preparing the minutes. Mr. David Kraynik, the Township Manager, met with Mr. Meehan on 09OCT25 and provided an update on items of interest to the Open Space and Parks Advisory Committee (OSPAC). Discussion was deferred on the topics to the agenda items as they arose during the meeting.

Agenda Item 4. APPROVAL OF OSPAC MINUTES – Meeting of 15SEP2025

There were proposed corrections to the draft minutes; all were accepted. The corrections will appear in the issued minutes of the September 15, 2025 meeting. A motion to approve the corrected minutes was voiced by Mr. Meehan and seconded by Mr. DeHaven. A quorum of Committee members voted in favor of the motion; Ms. Becker abstained. The minutes were approved as corrected.

Agenda Item 5. PUBLIC COMMENTS

A resident, Mr. Paul Andrews, was present to discuss the 2026 plan for refurbishment of the courts at Valley View Way. The discussion was deferred to the relevant agenda item. Mr. Todd Montgomery was present as an invited observer; he had no public comment. There were no other members of the public attending. Committee comments were deferred to the agenda items.

Agenda Item 6. OLD BUSINESS

Comments provided to Mr. Meehan from the Board of Supervisors at the 01OCT25 presentation are added to each capital request. OSPAC proposed ten (10) capital projects for inclusion in the 2026 budget with PowerPoint presentation [uploaded to OSPAC Drive].

6.1 Review of Capital Budget Requests for 2026 to Towamencin Township.

	<u>Proposal</u>	<u>Cost</u>	<u>BOS Priority</u>
6.1.1	Advance the development of Veterans Park Road access to Veterans Park is not agreed yet so project cannot move forward. Grant funding is possible in the future.	\$260,000	Low
6.1.2	Design/engineering; pickleball courts Butch Clemens Park Awaiting 2025 grant funding decision.	\$63,000	Medium
6.1.3	Create Grist Mill Park connector trail Awaiting 2025 grant funding decision.	\$318,025	Med-high
6.1.4	Design/engineering; utilities Butch Clemens Park Low impact and expensive; must be deferred.	\$40,500	Low
6.1.5	Expand parking at Green Lane Park High impact with moderate expense; TYA need for 2027.	\$274,120	High
6.1.6	Continue the tree planting program Ongoing program.	\$25,000	High
6.1.7	Engineering; trail Trumbauer to Spring Valley Road Low cost with low impact; TT fund if possible.	\$5,000	Med-high
6.1.8	Resurface the courts at Valley View Way Cul-de-sac Consensus on the plan pending resident survey; TT PW project.	\$6,000	High
6.1.9	Install way-finding signs in Fischer's Park Low cost, possible TT PW project; TT fund if possible.	\$8,924	Medium
6.1.10	Complete Kriebel Road Trail Phase III Awaiting 2026 grant filing; funding possible in 2027.	\$397,410	Low
Total request is		\$1,074,979	

6.2 PROJECT UPDATES

6.2.1 Grist Mill Park Recreational Improvements

Progress remains limited and behind schedule.

Summary Notes:

- ❖ Pavilion delivery scheduled for week of 13OCT; installation by contractor Lamar Childs will follow
- ❖ Tree plantings are struggling, possible re-plant.
- ❖ Basketball courts surface to be finished and fences for the site to be installed.
- ❖ An electrical inspection is needed before final acceptance.
- ❖ Decisions on opening the playground and the play equipment will be deferred until a completion date is established.

6.2.2 Grist Mill Park Infrastructure Improvements

Work funded by the \$250K grant from the *Montgomery County 2040 Program* for refurbishment of the drainage retention basins in Grist Mill Park will proceed to the contracting stage then implementation.

6.2.3 Green Lane Road Park Soccer Field

Site re-grading, topsoil/amendment and re-seeding by Land Tec Enterprises are complete. Site meeting participants [M. Stover, S. McMaster, J. Meehan, R. Costlow, W. Brugger] agreed the project has been adequately remediated. Projected field completion and the expanded parking plan were discussed. Continuing irrigation will occur as needed and herbicide treatment will occur in the Spring. The fields will not likely be playable for the 2027 season due to project delays. The published \$1,050,000 cost estimate for this project was an error due to a project carry-over from an earlier budget cycle which included paving the entire parking lot. The parking lot will remain stone/gravel. The actual cost for the project is the 2025 contracted cost and total cost, including TT PW costs, will be tabulated after the project is accepted by TT.

Additional parking is needed. The CKS proposal to the Township will be retained pending 2026 funding and project initiation. Prior to any work, the plan will be re-visited to explore ways to retain three mature trees and get maximal increase in the number of parking spaces. The OSPAC preferences for the site are cited by reference to the minutes of the 09SEP2025 meeting.

6.2.4 Planting Trees in 2025 and 2026

The tree planting locations for 2025 were staked out and the nursery stock will be ordered/installed by David Brothers nursery in November. The budget for 2026 of \$25,000 is approved.

The concept of a "Food Forest" has been introduced, but the invited presenter on the concept did not attend the meeting. The EAC is conducting a similar or related program. Coordination is suggested.

Veterans Park Development Plans

Access to the park is still the major impediment to progress. It is being discussed with PSDC. A recent proposal for access would be a driveway on Allentown Road where the shopping center entrance aligns opposite Thorndale drive. It would continue toward the Planet Fitness business site, but instead of going around Planet Fitness, it would go through the wooded area there and enter Veterans Park proper. A number of engineering and environmental issues would need to be addressed before this proposal could be adopted. Mr. Meehan presented concept plan 5 from the project files [plan 5A was the final plan adopted] to indicate the park layout that would need to be considered if the proposed new entrance is adopted.

OSPAC Email and Cloud Storage of Documents

There is no change to the Google Drive. Dr. Costlow will meet with Mr. Meehan to create a structure for storing the OSPAC records he has. I will report progress as it occurs. OSPAC members are encouraged to make suggestions for what would be useful to be on the drive. Non-members of OSPAC do not have access.

OSPAC members have the hyperlink to the drive and editor-level access to facilitate information sharing; the account email is [Towamencin.OSPAC@Gmail.com].

6.3 GRANT APPLICATION UPDATES

6.3.1 Pickleball Courts at Butch Clemens Park

No change since last meeting; grants submitted; no response from DCNR or DCED

DCNR Community Conservation Partnership Program (C2P2) *[\$533,973 APR2025 request]*

DCED Greenways Trails & Recreation Program (GTRP) *[\$250,000 MAY2025 request]*

Proposed 2026 budget request includes \$63,000 for engineering design for the site.

6.3.2 Grist Mill Park Connector Path from Grist Mill Drive to the Park

No change since last meeting; grants submitted; no response from DCNR or DCED

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

DCED Greenway Trails & Recreation Program (GTRP) *[\$250,000 MAY2025 request]*

Decisions are expected late in 2025.

6.3.3 Kriebel Road Trail Phase III

The \$250K grant application under the Montgomery County 2040 Program was not funded.

The Township WILL re-apply for an identical grant in 2026, possibly using a different consultant to write the grant. 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.

Agenda Item 7. NEW BUSINESS

7.1 A meeting between OSPAC and the Brookside Farm Community regarding Valley View Way cul-de-sac court resurfacing will be set for FEB2026.

A resident of Brookside, Paul Andrews, indicated in his public comment that his preference is for a re-surfaced court that does not encourage or invite non-residents to play there. OSPAC indicated this area is a public park and access cannot be restricted. The crux of the matter is on the type of pickleball net that will be used. Mr. Andrews is not opposed to the court having permanent lines painted for pickleball; he is opposed to the Township installing a permanent pickleball net. He prefers non-permanent pop-up nets which would need to be brought in by those wishing to play pickleball.

A second issue raised is to install an ADA access ramp to the sidewalk from the street in the cul-de-sac at the end of the trail because the adjacent residential driveway entrance is being misused by juvenile cyclists. The OSPAC consensus is to have the neighborhood meeting to discuss the resurfacing project and propose to install an additional ADA ramp.

7.2 PECO Green Region Tree (planting) Grant; submission deadline 31OCT2025.

Mr. Meehan presented a plan for planting 18 trees at the entrance to Kibler Meadow Park. The motion to accept the proposal and apply for the grant was made by Ms. Becker with a second by Ms. Blake; the motion carried unanimously. The choice of tree species can be adjusted if we get the grant.

7.3 Discussion of Issues and Complaints

7.3.1 Dog walking

There was a complaint to the OSPAC about people walking dogs off-leash in Kibler Meadow Park and similar concern for dogs in Fisher's Park. OSPAC noted there is a leash ordinance in the Township. OSPAC suggests an appropriate response is for the Township to put out a reminder notice about the leash

ordinance and hope compliance improves.

7.3.2 Memorials in Fischer's Park

Memorial pictures and other mementos left in several locations in Fisher's park have proliferated. They are apparently not within the Township guidelines for such memorials. OSPAC will consider this further and make a recommendation to the Board for a policy statement or an ordinance.

7.3.3 Township policy on planted memorial trees.

A discussion on the Township policy on memorial trees concluded that the current regulations on these plantings are not clear or complete and they should be reviewed. OSPAC will pursue this.

7.3.4 Bocce courts.

New laminated signs were affixed to the park benches adjacent to the bocce courts. They reinforce the restrictions stated on the metal sign next to the court and the paper signs in the Stable Pavilion. The courts are for bocce playing only and other intentional or inadvertent activities can damage the surface. The new signs have thus far reduced the incidence and severity of damage.

7.4 Review Township code for Open Space requirements

The OSPAC discussed the need for the Committee to have a reference guide for itself in order to comment on development proposals, which must include open space, recreational space, and common space, that come to the Township. Some current regulations are listed under Community Facilities, TT Code § 136-502, others are listed under Zoning, TT Code Article IV §§ 153-400 through 153-419. For example, in § 136-502

"B. Subdividers shall reserve land for both public and quasi-public Community facilities, and will reserve areas for facilities normally required in residential neighborhoods, including churches, libraries, schools, and other public buildings, and parks, playgrounds, and playfields."

"C. Areas provided or reserved for such community facilities should be suitably prepared to provide for such use."

From a partial review the OSPAC concluded, for the 141 units projected for the Freddie Hill farm, "the minimum playground and neighborhood Park acreage should be 3.5 to 5 acres. In addition, code section E(1) states "Provision shall be made for suitable open space for parks, playgrounds, and recreational areas (here after called "open space") with consideration being given to the preservation of natural features, including large trees, groves of trees, waterways, scenic points, historic points, and other community assets."

ACTION ITEM → OSPAC created the objective for itself to review the Township Code and compile all the sections and text(s) that relate to open space and community facilities, review it, and create a reference document for the OSPAC.

The document would be used to guide OSPAC-specific input, supported by reference(s) in the Towamencin Code, to the Planning & Zoning Commission or the Board of Supervisors on any development proposal that comes to the Township.

Further discussion on the impact of the stormwater management areas on the calculation of open space in a development did not result in a proposal or an action point for OSPAC.

7.5 Tree Maintenance on TMA property.

OSPAC recommends the dead/dying trees on TMA property along Kriebel Road be removed

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 voiced by Ms. Becker and seconded by Dr. Costlow. A quorum of Committee members voted unanimously in favor of the motion; the October 13, 2025 meeting was adjourned at 9:03 PM.

Respectfully Submitted

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

Next Open Space and Parks Advisory Committee Meeting – November 10, 2025