

**Towamencin Planning Commission
Minutes
December 1, 2025
7:00 PM**

Present:

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

Absent:

Edward Buonocore

Staff:

Mary Stover, Township Engineer CKS

Supervisors Kofi Osei, Charles Wilson, and Kristen Warner were also present.

Approval of November 10, 2025, Planning Commission Meeting Minutes

A motion was made to approve the November 10th, 2025, minutes by Mr. Vavra, seconded by Ms. Becker. The motion carried unanimously.

New Business

A. Informal Discussion – Grayson Subdivision (SLD 846)

Mr. Chris Canavan and Mr. Justin Strahorn, WB Homes, were present to discuss the plan.

Mr. Canavan introduced himself and Mr. Strahorn, he referenced previous discussions regarding the approved zoning amendment for the R-14 use. He informed the Planning Commission that since the amendment adoption, WB Homes has submitted a subdivision plan, which is currently under review by Township staff. He pointed to the site plan on the screen and discussed proposed improvements for the future development of the Walton Farm Tract.

Mr. Canavan highlighted the preservation of open space through the utilization of the R-14 use. He also noted the existing farmhouse, which would remain on approximately a three-acre parcel. He explained the creation of 34 new lots. Mr. Canavan pointed to the sidewalk throughout the interior of the development, along with a berm and plantings parallel to the turnpike. He went on to reference a walking trail which would create a pedestrian loop from the internal sidewalk to the sidewalk existing at the intersection of Anders Road and Kriebel Road. The site will be

served by a low-pressure sanitary sewer service and public water. The improvements will also allow a few properties along Kriebel Road to connect to the public sewer if they wish. He also noted the stormwater control measures.

Mr. Canavan continued his presentation, referencing the improvements proposed along Kriebel Road. He said that there would be a four-foot shoulder widening along the project side of the road. The proposed plan does not call for the installation of curbing or sidewalk in that area. He noted that the proposed pedestrian path would allow for the connection to and from the development. He did include that there would be a crosswalk from the development to Anders Road. He explained that the intention of not installing a sidewalk in front of the existing farmhouse is to prevent the “suburbanizing effect” of the viewshed. He also noted that they plan to improve drainage at the intersection of Kriebel Road and Anders Road by installing a new inlet and fixing another. He explained that there would be a few waivers requested for the proposal. Mr. Canavan wrapped up his presentation by stating that they intend to evaluate the comments received this evening and in the review letters to adjust their plans accordingly before the next presentation.

Ms. Younce expressed concerns about Kriebel Road’s width and its deterioration. She explained that there are ditches on either side and that it is barely a two-lane road. Mr. Canavan confirmed that they are proposing a four-foot shoulder widening along their property boundary.

Mr. MacKay asked how wide Kriebel Road was currently in that area. Mr. Strahorn responded with a clarification that it is approximately 10’-20’ wide.

Mr. Brown asked if widening only certain portions of the roadway presents a traffic safety concern. Mr. Canavan explained that the widening would be tapered.

Ms. Becker asked if Right of Way had previously been dedicated in front of the property surrounded by the project. She asked if the roadway could also be expanded in this area. Mr. Canavan stated that they would look into making those improvements in lieu of installing a sidewalk and curb along Kriebel Road.

Mr. McGeehan asked about the farm road on Freddy Hill’s property and a future connection to another potential development. Mr. Canavan explained that good planning requires two points of access. The stub road is shown on the proposed plans for a future connection to the Freddy Hill site. Mr. MacKay confirmed that the site should have a second point of entry.

Ms. Stover commented on the future access to the Freddy Hill Tract. She noted that revisions to the Project Hilltop development may be needed. A brief discussion occurred about an emergency access vs a full access.

Mr. Main questioned the timing issues if one development is ready to start building homes, but the second access is not there or ready. Mr. Canavan stated that they would work with the staff at that point.

Mr. Main also asked about the open space calculation utilized under the R-14 cluster and if it included the farmhouse property. Mr. Canavan confirmed it did and additionally stated that the farmhouse lot will likely be deed-restricted against further subdivision.

Mr. Brown referenced the Fire Marshal's review letter.

Mr. Marino asked if the project would be served by grinder pumps on each property and no centralized pump station. Mr. Canavan confirmed that each of the grinder pumps essentially works with one another to create enough low pressure needed within the system before reaching the gravity lines. He said it will work well for the development of this size.

Mr. Marino noted that he did not have an issue with not requiring curb or sidewalk installation along Kriebel Road, as long as the pedestrian path was installed. He did express concern with the widening of Kriebel Road and the possibility of increased vehicle speeds. He also referenced the Connectivity Study's recommended improvements in that area.

Mr. Brown asked about the ADA ramps at the intersection with Anders Road. Mr. Canavan agreed that ADA ramps will be installed on both sides of Kriebel Road.

Mr. MacKay confirmed that interior roads would be dedicated and that there should be a public access easement across the trail to allow for public access.

Mr. Marino suggested milling and overlaying Kriebel Road. Mr. Canavan stated that this discussion could come in the future.

Ms. Kathleen Hangey, resident on Hillside Avenue, expressed concerns with the narrowness of Anders Road closer to Valley Forge Road. She expressed an issue with trying to pull out onto Valley Forge Road because of sight distance issues. She asked if there were going to be additional traffic management controls applied to Hillside Ave. She also noted that there is ponding at the intersection of Anders Road and Kriebel Road. Mr. Canavan stated the project intends to alleviate some of that ponding with the installation of an inlet.

Mr. Canavan thanked the Planning Commission for their time.

Mr. Marino suggested that the Township staff coordinate future paving and improvements along Kriebel Road after the two proposed developments are constructed.

Mr. Vavra made a motion to adjourn, with Ms. Younce seconding. All were in favor – 7:40 PM

Respectfully submitted,

Douglas E Leach

Douglas E. Leach
Assistant Zoning and Code Enforcement Officer