

**Towamencin Planning Commission
Minutes
March 2, 2026
7:00 PM**

Present:

Brett MacKay, Chairman
Michael Main
Dennis McGeehan
Joseph Vavra
Joseph Sorgini
Ben Fiore

Absent:

Richard Marino
Craig Brown
Patricia Younce

Staff:

Mary Stover, Township Engineer CKS

Supervisors Osei, Warner, and Gaynor were also present along with one resident.

New Members:

Mr. MacKay introduced Mr. Sorgini and Mr. Fiore, the two new members of the PC

Approval of January 12, 2026 Planning Commission Meeting Minutes:

Mr. Main requested that the minutes be amended to reflect the PC's unanimous opposition to the increased density in the latest Pinnacle Realty plan. Mr. Vavra moved to approve the minutes as amended and Mr. Main seconded the motion. All in favor with Mr. Sorgini and Mr. Fiore abstaining.

New Business:

A. Longacre Center Campus Entrance Addition – Christopher Dock Mennonite Academy (WLD 2026-01)

Mr. Jason Moyer, Superintendent of Schools introduced Phil Lederach, Project Architect, Rich Mast, Project Engineer along with Nate Wambold and Patti Baker from Christopher Dock Academy. Mr. Moyer presented a brief description of the school and the current master plan. Mr. Lederach detailed the proposed changes, which include a small addition and improved pedestrian flow. Mr. Mast followed with a presentation of the site plan, highlighting the area of disturbance noting there would be no change to building impervious surface and only a slight increase in total impervious which will be offset by removals elsewhere on campus. He went on to address the CKS letter of January 26, 2026, saying that all items were “will comply.” The applicant is

requesting a waiver from the requirement that storm sewers be a minimum of 15-inch diameter. There is one location where a 12-inch diameter pipe is proposed in order to match existing. Mr. Mast said that there were no concerns regarding the Fire Marshal letter of January 23rd and that all the items in the February 24th Gilmore letter would be addressed.

There being no further discussion, Mr. MacKay made a motion to recommend that the BOS approve the Waiver of Land Development and the requested waiver from SMO section 132.13.C3, contingent upon the applicant addressing the Gilmore letter dated February 24, 2026 and the CKS letter dated January 26, 2026. Mr. Vavra seconded the motion, and it passed unanimously.

Belfair Square Revision – Cornerstone Premier Homes (SLD 821)

Mr. Alex Hughes, P.E., representing David Caracausa, the developer, presented a revision to the approved plan for 16 Quad homes proposing the construction of sixteen 2 ½ story townhomes. The Developer feels that this product would be more attractive to buyers in today’s market. Changes to the overall site would be minimal. Mr. Main noted the PC’s previous concerns regarding dumpster location and site lighting. He went on to confirm that the landscaping and street tree plan would not change, and that stormwater, conservation district and fire marshal approval will still need to be obtained. Mr. Hughes responded that individual trash service would eliminate the need for a dumpster. He further noted that first responder access and the lighting plan would be confirmed and that stormwater and conservation district approval would still need to be obtained. Mr. Fiore asked if price points had been set and Mr. Hughes responded that they had not. Mr. Vavra stated that he felt this plan was an improvement over the original and Mr. MacKay and the rest of the PC agreed.

There being no additional comments, Mr. MacKay asked for a motion to adjourn. Mr. Vavra made the motion and Mr. Main seconded. The meeting was adjourned at 7:30.

Respectfully submitted,

Douglas E Leach

Douglas E. Leach
Assistant Zoning and Code Enforcement Officer