

**Towamencin Planning Commission
Minutes
August 3, 2026
7:00 PM**

Present:

Brett MacKay, Chair
Patricia Younce, Vice Chair
Michael Main
Joseph Vavra
Craig Brown
Richard Marino
Ben Fiore

Absent:

Joseph Sorgini
Dennis McGeehan

Staff:

Mary Stover, Township Engineer CKS
Henry Sekawungu, Director of Planning, Zoning and Code Enforcement

Supervisor Osei and Supervisor Warner were present. Eight members of the public were in attendance.

Approval of July6, 2026, Planning Commission Meeting Minutes:

Mr. Main asked that the minutes be amended on page #4, second to last paragraph to read: “Mr. Main voiced his agreement with Mr. Marino.” Mr. Vavra made a motion to accept the minutes as amended with Ms. Younce seconding. All were in favor with Mr. Vavra abstaining.

New Business:

A. OSPAC Open Space Presentation (Copy Attached)

Mr. Rich Costlow, Vice Chair of OSPAC and Mr. Todd Montgomery, member represented OSPAC.

Mr. Costlow explained that the Open Space and Parks Advisory Committee (OSPAC) is the advisory body to the Township Board of Supervisors on matters related to acquisition, planning, maintenance, and use of the Township Parks and Open Space. He said that, in its advisory capacity, OSPAC was asked to review the development proposal from WB Homes for the Walton Farm property. He went on to say that in its presentation to the BOS, OSPAC made the case that the WB Homes proposal along with other recent developments recently proposed do not adequately address the Township Code for Open Space as currently written. He went on to discuss the committee’s findings on open space adequacy and accessibility and went on to outline the committee’s proposal for a broader “forest park” concept that would better adhere to code as well as addressing the public’s wish for more usable public open space as described in the recently adopted Comprehensive Plan.

Mr. MacKay thanked the committee for their presentation and asked the PC for comments or questions.

Mr. Fiore asked about any negative impact on the forested area because of the proposed trails. Mr. Costlow explained that the plan was to keep the plan as low-impact as possible and not cut down any trees. Mr. Fiore then asked if the Township would bear any of the cost of the plan. Mr. Costlow explained that the committee hoped on working with the developer and Mr. Brown stated that it would make sense for the work to be done at the same time as the development.

In response to a question from Mr. Main asking about WB's response to the proposal, Mr. Costlow stated that it was lukewarm. Mr. Main went on to state that since open space had to be offered to the Township as part of the development agreement, he didn't feel that a contractor could be required to go "over and above" the code.

Mr. Marino thanked the committee for the presentation and asked if it could be included on the Township website.

There being no more comments or questions from the PC, Mr. MacKay asked for comments from the public.

Casey Hannings, township resident, reiterated wildlife concerns and said he would like to see an environmental impact study conducted.

Bruce Bailey, township resident, complimented Mr. Hannings on his diligence and noted a decline in the bird population.

Mr. Hannings displayed several photographs that he has taken of the wildlife population in this area.

Mr. MacKay asked Mr. Sekawungu and Ms. Stover to encourage WB to take this proposal seriously.

Ms. Stover stated that staff is currently reviewing the following:

- PSDC Pad site revisions
- RB Distribution revised plans
- A sketch plan has been submitted for a small plot on Sumneytown Pike
- Belfair Square revised plan

There being no more business, Mr. Vavra made a motion to adjourn – 7:47 PM

Respectfully submitted,

Douglas E Leach

Douglas E. Leach
Assistant Zoning and Code Enforcement Officer