

**Towamencin Planning Commission
Minutes
September 14, 2026
7:00 PM**

Present:

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

Staff:

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

Supervisor Osei, Supervisor Warner, and Supervisor Gaynor were present. Mr. Eric Jarrell, Community Planning Manager, MONTCO PC was also in attendance. Approximately 35 members of the public were in attendance.

Approval of August 3, 2026, Planning Commission Meeting Minutes:

Mr. Vavra made a motion to approve the minutes, with Mr. Fiore seconding. All were in favor, with Mr. Sorgini and Mr. McGeehan abstaining.

New Business:

A. Pinnacle presentation on proposed 210- and 220-unit concept

Anthony Maras, Pinnacle Realty, Gregg Adelman, Esq., Kaplin Stewart, and Susan Rice, P.E., STA Engineering, Inc. represented Pinnacle.

Mr. Maras explained that the Board of Supervisors, after reviewing Pinnacle's 210-unit and 220-unit plans, asked that they present the two plans to the PC for feedback. He explained that the two plans better addressed concerns voiced by the Community, in particular traffic flow and more open space. He then discussed the difference between the two plans and presented the fiscal benefits provided by the two plans. The 220-unit plan provides the greatest net fiscal benefit as a result of unit mix, especially more townhouses/carriage homes and less school-aged children relative to larger lot housing. The 220-unit plan unloads Troxel Road entirely, while the 210-unit plan does not fully unload Troxel. The 210-unit plan provides 66.5 acres of open space, but in a more chopped-up arrangement, while the 220-unit plan provides 67.7 acres with better protection of the natural features that the community was concerned about.

Mr. MacKay asked the PC for comments or questions.

Mr. Sorgini asked how stormwater basins would function and whether water would drain to aquifers or storm drains. Mr. Maras responded that the stormwater would be captured and discharged back to the creek as needed due to low infiltration rates. He went on to explain that the basins would help mitigate existing runoff that currently crosses adjacent properties unfettered.

Mr. Brown asked if under the 140-unit plan, the farmhouse could still be removed for the continuation of Troxel Road. Mr. Maras answered that the farmhouse was a separate lot and under the 140-unit plan, the extension of Troxel was not fiscally doable. He went on to say that the County will, at some point, be widening Sumneytown Pike.

Ms. Younce voiced her concern about the impact on Kriebel Road which is narrow and unsafe. She questioned if the Developer could address some of these issues. Mr. Maras responded that work could only be done in the right-of-way.

Mr. Main asked about the possibility of extending Troxel directly into the adjoining WB Homes development and bypassing Kriebel totally. He went on to voice his support for the 140-unit plan. He also raised the possibility of locating the proposed Bridle Path School crossing to Wagon Wheel which he feels would be a safer choice.

Mr. Sorgini asked for clarification regarding under what plan Troxel Road would be extended and Mr. Maras said that only under the 210- and 220-unit plans.

Ms. Younce reiterated her concern for the lack of infrastructure to support this number of homes and questioned the true benefit to the Community.

Mr. Brown asked if the School District had been consulted and Mr. Maras responded that while the district is aware of the plan, they would not be part of the planning process at this time.

Mr. Marino asked if the open space bordered by Road A and Road D would be left undisturbed and was answered in the affirmative. Mr. Marino then asked about the possible availability of public water to the residents of Kriebel Road. Mr. Maras stated that the water main would be sized to accept additional hook-ups, but he could not install a main along Kriebel Road.

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

Mr. Joseph Kratz, resident, stated that he is against the plan.

Mr. Dave Oglevee, resident raised the issue of additional traffic on Anders Road being used as a short-cut to Valley Forge Road.

Lisa, Kriebel Road resident, stated that Kriebel Road is already unsafe and cannot handle additional traffic.

Mr. Joe Meehan, Chair of the Open Space Committee, emphasized that open space planning should be for a meaningful use and that it should include active recreation as well as passive.

Ms. Tiffany Gannon, resident voiced her support for 140 homes.

Mr. Casey Hannings, resident, reiterated his concern for wildlife and open space. He said that the 220-unit plan did a much better job in this regard but is still concerned with the infrastructure.

Mr. Barry Kenyon, resident, expressed his concern regarding the impact on schools and on infrastructure.

Ms. Tricia Kresherman, resident, expressed her concern with added traffic on Troxel Road and how emergency services would be impacted.

Ms. Diane West, resident, expressed her desire to remain at 140 units.

Ms. Nancy Becker, resident, asked if a video had been presented to the PC of existing conditions. Mr. Maras replied that one was submitted for the original 140-unit plan and would be once one of these plans was approved.

Mr. Peter Thuyne, resident, voiced his support for the 140-unit plan.

There being no additional discussion, Mr. MacKay asked for a motion. Ms. Younce made the motion to recommend that the Board of Supervisors not move forward with either the 210 or the 220 plan but retain the 140-unit by-right plan.

Mr. MacKay stated that he did like the 220-unit plan and asked if the 140-unit plan could be tweaked to allow more open space, perhaps by amending the ordinance to allow for townhomes and small-lot singles.

Supervisor Osei stated that the BOS had asked that the PC recommend either the 210- or the 220-unit plan.

Ms. Younce repeated her original motion to recommend that the Board of Supervisors not move forward with either the 210-unit or the 220-unit plan, but retain the 140-unit by-right plan.

Mr. Vavra seconded Ms. Younce's motion, and it was passed with six members in favor and three opposed.

B. PSDC Pad sites final land development (SLD 24-840)

Mr. Matthew McHugh, Esq, Klehr Harrison Harvey Branzbrug, LLP and Mr. Matthew Landro, PE, Bohler Engineering, represented the developer.

Mr. McHugh noted that every pad site will require conditional use, but at this time, they are looking for conditional final approval so that they can advance marketing, secure tenants and then return with end-user-specific conditional use and amended land development details for the pads.

Mr. Landro gave a brief overview of the project. He noted that the applicant intended to comply with professional review letters and noted that a NPDES permit from Montgomery County was already in place

Mr. Sorgini asked if any tenants had been secured and was told that none had been secured at this time. Mr. Marino asked if there were any conditional agreements and was told that there are not.

Ms. Younce made a motion to recommend conditional final plan approval subject to compliance with the ARRO review letter of 8/5/26; the Bowman traffic review letter of 8/14/26; the Bowman transportation impact letter of 8/14/26; the Fire Marshal review memo of 7/20/26; and the MCPC 247 review of 8/11/26. Mr. Sorgini seconded the motion, and it passed unanimously.

C. 890 Forty Foot Road – RB Distribution Final Land Development (SLD 26-849)

Mr. Matthew McHugh, Esq, Klehr Harrison Harvey Branzbrug, LLP and Mr. John Anderson, P.E. Cornerstone Consulting Engineers and Design Services, Inc and Mr. Ben Guthrie, PE, TPD, Inc represented the applicant.

Mr. McHugh introduced the proposal as a preliminary-final land development revision of a previously discussed plan with fewer waivers. Mr. Anderson then proceeded to give a brief overview of the project.

Mr. Brown asked if there would be external testing and Mr. Anderson said that everything would be contained within the building. Mr. Main noted that they would have to meet sound ordinances.

Mr. Vavra asked if the second entrance had been moved further up Tomlinson toward Forty-Foot and was told that it had been, and the traffic engineer had confirmed that it conformed with sight distance requirements.

Mr. McGeehan asked about the gate shown on the plans at the loading dock area. Mr. Anderson replied that as a result of discussion at an earlier PC meeting, the applicant has included truck-only traffic management for loading areas, with signage and restrictions intended to keep tractor-trailers out of passenger vehicle circulation paths.

In response to a question from Mr. Marino, Mr. Anderson said that the project includes modifications to the existing above-ground detention basin, additional storage volume, underground stormwater components and rain gardens to achieve MRC-managed release functions. He went on to note that the rain gardens and existing LEED-related features are intended to remain functional after construction.

Mr. Guthrie, traffic engineer for the applicant, addressed some concerns raised by residents regarding the amount of traffic on Forty-Foot Road. He explained that the new access points and coordinated signals should help distribute traffic and provide more flexibility.

Ms. Terry Cunny, resident, asked about chemicals that might be used in the manufacturing process. Mr. Anderson clarified that manufacturing/testing operations would still need to comply with building, township and fire code requirements and that there will be no chemical discharge to the sanitary sewer.

Mr. Casey Hannings, resident, asked about impervious surface and the applicant noted that the project met code for impervious surface.

Mr. Rich Costlow, resident, noted that the LEED Platinum designation was very difficult to obtain and asked that the applicant retain that designation.

Mr. Joe Silverman, resident, said he was fully in favor of this project moving ahead.

Mr. Chuck Wilson, resident, asked if any improvements were anticipated for Tomlinson Road. Mr. Guthrie answered that there would be none, but that the secondary entrance at the pad sites will have a dedicated left-hand turn lane.

Mr. Anderson went through the five waivers requested.

Ms. Younce made a motion to recommend that the BOS approve the RB Distribution final land development plan (SLD #849) including the requested waivers listed in the Cornerstone letter originally of 4/6/26, revised 9/14/26 subject to compliance with the ARRO preliminary LD approval letter of 8/21/26; the ARRO final LD approval letter of 8/21/26; the Bowman review letter of 9/2//26; the Fire Marshal review memo of 8/6/26; and the Gilmore review letter of 8/24/26. Mr. Sorgini seconded the motion, and it passed unanimously.

D. 1570 Sumneytown Pike Sketch Plan (SLD 26-852)

Ms. Susan Rice, PE, STA Engineering, Inc and Dr. Mayank Amin, Pramukhkrupa Realty, LLC represented the applicant.

Ms. Rice gave a preliminary overview of the plan which would add a building similar to the existing Dental Arts Building. The building will be smaller with anticipated uses meeting existing zoning. She explained that there is an existing pedestrian connection easement along the property line which will need to be contemplated in early planning. The location for a dumpster was discussed in detail because the site is too tight to maintain 50' from property lines while still allowing service access.

Dr. Armin introduced himself and said that his goal was to provide a healthcare related hub or other service beneficial to township residents.

Mr. MacKay noted that the applicant should plan on installing the pedestrian walkway.

E. Proposed amendment to section 153-420. D. Maximum height regulations and F (5) Development regulations for public open space and site amenity requirements.

Supervisor Osei presented his draft amendment for the R-15 use in the Main Street Overlay. His proposed change is to increase the maximum height from “3 stories not to exceed 50 feet” to 55 feet and to increase the required open space from 100,000 square feet to 143,560 square feet.

Mr. MacKay asked if the Fire Department had been consulted and suggested using a percentage rather than a number for open space.

Mr. Brown suggested adding to the final sentence that stormwater basins do not qualify as open space.

Mr. MacKay asked for additional comments. Mr. Sekawungu introduced Mr. Eric Jarrell, Community Planning Manager, Montgomery County Planning Commission, who will be providing assistance to the PC and the Township planning process.

There being no further business, the meeting was adjourned at 10:12 PM.

Respectfully submitted,

Douglas E Leach

Douglas E. Leach

Assistant Zoning and Code Enforcement Officer