



**Public Meeting Minutes**  
**Spring Meadows Community Park Update**  
**Project No. 13.1141.001**  
**Date: 11.03.2014**

A public meeting was held at the Township Municipal Building on 9.04.2014 for the above referenced project. The following people were in attendance:

<u>Name</u>	<u>Organization</u>	<u>Phone</u>	<u>Email</u>
Andrew Mears	JMT		
Ann Toole	Toole Recreation Planning		
Kurt Uhler	Director of Parks & Facilities		
Cory Adams	SMT		
Sarah Colondrillo	Director of Recreation		
Matt Steiman	Dickinson College Farm		
Jarrett Sweeney	SMT		
Duff Manweiler	SMT		
Margaret Naguski	Resident		
Bronwyn Stever	Resident		
Scott Bucher	Resident		
Cynthia Bucher	Resident		
Greg Lunde	Resident		
Angela Stever	Resident		
Richard Stever	Resident		
Quest Stever	Resident		
Sam Glesner	Rec. Board		
Andrea Ciccocioppo	Rec. Board		
Tom Faley	Twp. Supervisor/Rec. Board		
Gary Martin	Public		
Joe Cross	Sentinel		
Steve Bear	School Board		
Lisa Orris	Public		
Mike Rupert	SMYBA		
Brian O'neill	SMT		
Vickie Shatto	SMT		
Tom Hauf	SMT		
Donna Ludwig	SMT		
Pat Dietor	Mount Holly Springs		
Pat Brady	Mount Holly Springs		

The purpose of the meeting was to present the pre-final design to the public and review the design process that led to the development of the pre final design.

The following items were discussed:

1. A. Mears reviewed the meeting agenda, presented a brief overview of JMT and Toole Recreation and discussed the planning process being undertaken to develop the park master plan. The meeting agenda included:
  - a. Project Overview/Project Timeframe
  - b. Vision Statement
  - c. Review Master Plan Process
  - d. Review of Pre-Final Design
  - e. Comments/Questions
  - f. Next Steps
2. A. Mears presented a summary of the planning process that led to the development of the pre-final design including the focus group meetings, public meeting, and the alternative designs. The designs considered many factors including analysis of facilities that made sense for development, facilities that could fit within the site limitations, and facilities that worked within the existing site characteristics.
3. A six month time line was initiated for the project. A Project Study committee guided the planning process. Key person interviews, committee meetings, and focus group meetings had already been completed.
4. Two concept plans were developed and reviewed with the project study committee. Based on comments provided by the committee, the pre-final plan being presented tonight incorporated the comments regarding the alternative plans.
5. A. Mears reviewed the site constraints and the significance of the existing wellhead and aquifer. The design is predicated on preserving that most important feature of the park.
6. Karst Depressions, stormwater runoff, and the development area map were reviewed. The runoff storage areas delineated on the Development Area Map, largely consist of compound karst depressions, as shown on the Areas of High Sinkhole Risk Map. These are closed depressions that function as natural stormwater runoff storage and aquifer recharge areas. The stormwater runoff flows to the closed depressions via broad, indistinct swales and off surrounding gentle slopes. The lack of concentrated or channelized runoff is characteristic of karst areas. In order for the closed depressions to continue to function, stormwater drainage must be distributed or dispersed (as it currently is). Concentrated or channelized flow to such closed depressions commonly results in the development of sinkholes and related groundwater quality problems.
7. The revised Vision Statement was reviewed:
  - Spring Meadows Park conserves our community's unique, prized natural resource- the springs while providing opportunities for citizens of all ages to experience enjoyment, fun, learning, relaxation, and wellness in a natural setting.
8. In keeping with the vision statement, respecting the site constraints and limitations the following planning principles were developed to guide and shape the plan:

- I. Recognize the sites resource limitations and identify conservation and development zones for expansion.
  - II. Develop site specific development and implementation strategies for expansion of the park facilities.
  - III. Promote development of facilities that are compatible with the overall vision of the park. Develop facilities that are in harmony with the site's natural features and resources by protecting and improving the environment and the scenic rural character of the community.
  - IV. Incorporate environmental interpretation and education of the natural resources ecosystems as unifying elements.
  - V. Integrate stormwater management into the planning process. Disperse stormwater runoff utilizing BMPs to minimize concentrated flows to closed depressions and maintain the existing drainage patterns.
  - VI. Minimize site disturbance and impervious surfaces. Incorporate a "room" concept for development of existing areas.
  - VII. Provide safe access to the park via walking and bicycling.
  - VIII. Help our citizens become healthier by proving an attractive destination where people can enjoy the great outdoors.
  - IX. Implementation of social, environmental and fiscal practices that will help ensure long-term viability of this park and the park system as a whole.
  - X. Plan for success by addressing maintenance, innovation, organizational capacity, increasing park visitation through organized and self-directed recreation and educational opportunities, and financial strategies.
9. A. Mears reviewed the Preliminary Park Program: The major challenge is determining what can fit in to the park based upon the site's physical characteristics. Not all needs can be met. Tennis courts, lighted multi-purpose fields, adult baseball and softball fields take up many acres and require much grading due to steepness of site. The facilities are more suited to go somewhere else. While certain facilities could fit here, maybe they don't belong here and make more sense somewhere else. Field development costs need consideration. Baseball fields and softball fields could have expanded use in other parks through the addition of field lighting. Skatepark guidelines indicate that about 600 skaters could be in the community and would require a facility the size of two tennis courts. The requirements of skateparks include suitable location, access, visibility and other considerations. Proper planning and specific study of sites and the special nature of this facility would be needed.
10. Based upon the research, analysis, public opinion, the proposed park master plan includes facilities that are in harmony with the physical characteristics of the site.
11. Mears presented a brief overview of the prefinal design plan.
12. Following the presentation of the pre-final design the follow questions and discussion items were raised.
- Contact was made with the cell tower agent regarding converting the existing cell tower into a flagpole to conceal the tower. The memorial was originally envision within this area.

- Stormwater runoff is currently located where and how much is controlled? Phase 1 development addressed this but we did not have any current figures on the amount mitigated. Once the areas are paved, will that increase stormwater? Yes, there will be an increase but we would manage the increase through best management practices. There would be no net increase. During the first public meeting, no increase in impervious pavement was preferred. Paving this area is not currently allowed by ordinance. This would need to be approved in the future. The Township Engineer noted that currently no water leaves this site. That is why the bio swales and rain gardens are proposed in the parking areas.
- While there is an increase in impervious surface, it still infiltrates on site in this design. No water will leave the site and water will be infiltrated on site. Although the impervious will be increased, all runoff will be handled onsite. The alternative is not to develop the site as a park. But to purchase all this land and not use it as a park does not make sense. There is a need to achieve balance on the site for use as a park. Yes, paving it adds impervious surface to make the park more useable.
- According to the Little League representative, baseball has 275 players and they are using one field. Lights will help.
- Likes it being more natural. Does not want a sports complex. Mowing costs would be unnecessarily high and likes the idea of meadows, likes boardwalk and meadows. General recommendations for plantings featuring native plants to increase bio-diversity will be in the plan.
- Wants opportunities for people to enjoy quiet and nature in the park.
- How will township mitigate traffic? So much traffic is already generated from sports in the neighborhood. Concern about safety and the number of people. As part of the development process, a traffic study would be part of the site assessment for the development plan. Through planning and scheduling, the Township will control numbers. Fire Police control traffic at events when warranted.
- People coming out of Boiling Springs speed.
- Strong support for access to the School. There needs to be a much greater effort on public education on safety and speeding. People do not understand that it is a street with a park access on it.
- 200 soccer players use 9 fields. Four baseball teams are using one field now. Clearly there is a need for skaters with an estimated 600 skaters in the community based upon formulas.
- Although Bronwyn realizes that the skate park would not work in Spring Meadows and she requested that the Park & Recreation Board reconvene next month to respond to where a suitable location would be. They want to find out where they can have one.
- With all the soccer fields that we have, if we can't put a baseball field here, the Township needs to consider where to put another 60' field. Getting one lighted would be great. Kurt met with Musco Lighting and is waiting for an estimate on the cost both as contractor installed and as a community build project to light the Woodcrafters fields. We would then need to determine how the get the funding.
- The Pre-Final Plan only adds two new multi-purpose flat fields. Regarding the two large green areas, what will be on there? The intent is to have a meadow to protect the depressions and retain the rural character.

- Some things aren't shown: disc golf? This would be woven throughout the perimeter. We will recommend weaving it through the design and moving the back nine.
- Bocce ball courts? If there is a need, it could be incorporated near the community building or in the open lawn areas. It is important to remember that the design is evolving and that facilities will change over time.
- Participant thanked the Board of Supervisors for doing all that they have done to preserve the land and create a park that meets community needs.
- Participant like connecting the park to the school. The park has always been open to bicycles and even horse riding on the trails.
- Participant appreciates Andy working within natural environment and not overdeveloping the park and preserving the great natural beauty of the site.
- Participant questioned the Splash Pad and the Amphitheater. Swimming season is too short so do we need a splash pad? The amphitheater is designed as a small stage on back of building with an expansive grass area for people to use for recreational activity when the amphitheater is not in use. Participants questioned why the school auditorium was not used? The schools cannot be used in the summer. The amphitheater is designed as part of the building with the purpose of being a community gathering space, serving the needs of senior adults, families and citizens interested in the arts. All of these target areas will help to serve unmet needs while fostering a sense of community by providing a gathering place.
- Scott Bucher presented comment from Laurel Falkenstein, which he concurs with. They are neighbors of the park. Comments are attached and will be included in the final report

13. A. Mears concluded the meeting by outlining the next steps in the process. JMT will begin working on:

- Refine the final master plan
- Finalize phasing plan
- Develop budget estimates
- Finalize operations and management plan
- Submit final plan for review by the committee
- Submit final plan to DCNR for review and comment
- Finalize master plan to address all comment

The above represents a true and accurate account of the discussion during this meeting to the best of my knowledge. If there are any conflicts, misrepresentations, or omissions with the above statements, please contact the undersigned within ten (10) days of this date.



Andrew A. Mears

Copy:

Attendees

Project File

11.03.2014

Date: