

APPENDIX

Plan Review

In addition to month public Steering Committee meetings, a public meeting was held on June 21, 2010 in the Township building to review the findings, draft Master Site Plan, and recommendations. A PowerPoint presentation was made followed by comments, questions and suggestions by the audience. Advertisements and announcements for this meeting were as follows:

- Meeting Notice in the Legal Notice section of The Intelligencer newspaper on May 27th and June 8th
- Posted on the Legal Bulletin Board in the Township Building lobby on May 24th
- Posted on the Community Calendar on the Township website on May 24th
- Posted on Comcast Channel 22 and Verizon Channel 32 on May 24th
- Announced at the Horsham Day fishing tournament on June 5th
- Announced at the Senior meetings on May 20th and June 17th
- Email to the Horsham Fire Company President and Chief on June 15th
- Email to a resident on Balmoral Way in Kingswoods Estates Development on June 15th
- Email to the Park and Recreation Board members on June 15th
- Email to the Planning Commission members on June 15th
- Press Release sent to our assigned reporters at the Intelligencer and Public Spirit newspapers on June 15th
- Called and informed the owner of Horsham Valley Golf Club on June 15th
- Email to the Environmental Advisory Board members on June 16th
- Called and informed the President of the Horsham Soccer Association on June 16th
- Called and informed the President of the Friends of Horsham Dog Park on June 16th
- Called and informed the President of Park Creek Watershed Association on June 16th
- Called and informed PA DCNR Southeast Office
- Sent Township Email "News Alert" to residents June 18th

Steering Committee Meetings

The Steering Committee met eight times to discuss and guide the Master Site Plan development. The list of meetings and dates appears below. Minutes for each meeting were distributed and approved by the Committee. They are included on the pages that follow.

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|--------------|------------|-------------------|
| Meeting I | 06/15/2009 | |
| Meeting II | 07/20/2009 | |
| Meeting III | 08/17/2009 | |
| Meeting IV | 11/16/2009 | With LandConcepts |
| Meeting V | 02/08/2010 | With LandConcepts |
| Meeting VI | 04/19/2010 | With LandConcepts |
| Meeting VII | 05/17/2010 | With LandConcepts |
| Meeting VIII | 06/21/2010 | With LandConcepts |

Kohler Park Master Site Plan Committee Meeting I **Monday, June 15, 2009**

Committee Members in Attendance:

Mark McCouch, Vice President of Council
Gregory Nesbitt, Member of Council
Jack Beiderman
Eric Frary
Ken Gehlhaus
James Greenhalgh
Heinz Heiduk
Joe Heffernan
Kay Jacobs
Rich Portelli
Mike McGee, Township Manager
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent

Committee Members not in Attendance:

Mary Dare
Carl Meixsell

Meeting began at 7:05pm

Mr. McGee, explained to the committee the process that they had agreed to participate in. He explained to the committee that the master site plan process is a necessary step in the redevelopment of a park. Kohler Park is in need of revitalization and from the master site plan will come the townships direction for the park. A master site plan is also an important part of the process in asking for grant money to complete projects with in the park.

Mr. McGee, then asked each of the members of the committee that were in attendance to introduce themselves.

Mr. Hudson, gave a brief overview of the Grant Application that was submitted to DCNR and a brief overview of the RFP which had been sent out to consultants.

Mr. McGee let everyone know that the pond was man made and was last dredged between 15 and 20 years ago.

Mr. Greenhalgh, asked are grants that we could receive for implementation in the future also matching grants? Mr. McGee explained to the committee that most grants would be matching grants, but that the match can vary.

Mr. Frary asked if the grant amount of \$50,000 was included in the RFP? Mr. McGee told the committee that it was not included in the RFP but that it was public information, so the consultants could have easily found that out.

Mr. Greenhalgh, asked if there is any chance of more land being added to the park when the golf course is sold and residential construction begins. Mr. McGee explained to the committee that Horsham Valley Golf Club is under agreement to be sold to Cutler Home Builders. At this time there are some preliminary plans that do show land being given to the township as open space, but where that land is has not yet been determined.

Mr. Nesbitt asked about how long will the master site plan process take. Mr. McGee answered that it should take between 6 to 9 months, but that the time it takes will probably depend on the committee.

Mr. Frary asked if there was any conflict of interest in using the Township Engineer and Landscape Architect to complete the master site plan. Mr. McGee told him that there is not a conflict of interest because they meet the requirements given to us from DCNR.

Mr. McGee then asked the committee to discuss the six plans that were submitted and narrow the field to three, those three will be the consultants to be interviewed. The committee had an evaluation/tally sheet where we scored each consultant with, please see attachment "Evaluations of RFPs for Kohler Park Study." The committee decided that it would like to interview the following consultants: Pennoni, Land Concepts and McCloskey & Faber/Carroll Engineering. The following consultants also submitted plans for the committee to review: CMX, T&M Associates and YSM Landscape Architects.

The committee then decided that they will meet on the third Monday of each month at 7:00pm in the Horsham Township Building.

The committee asked that we arrange the interviews with the three consultants for July 20th and that we begin the meeting at 7:00pm. Each consultant will be

allotted 30 minutes to present to the committee and then the committee will have a 15 minute question and answer session with each consultant.

Mr. McGee stated that he would like the committee to tour Kohler Park as a group during one of the upcoming meetings, so that everyone can become familiar with the whole park.

Mr. Nesbitt asked the township staff to answer the following questions for the next meeting:

What does the park need in our view?

What trends are we seeing up and what trends are we seeing down?

What types of things in the park are highly utilized and what types of things are under utilized, and try to explain?

Get a Map of the park for each member of the committee.

Mr. Nesbitt asked Mr. Portelli if Horsham Soccer had anything that they were looking for and if so please let the committee know.

Mr. Frary commented that bike racks will probably be needed as more kids are able to ride their bikes to the soccer fields with the addition of all the trails in the township.

The committee then briefly talked about parking at the park and ways to possibly alleviate those parking problems.

The Committee agreed that their next meeting will be on Monday, July 20, 2009 at 7:00 P.M. in the Township Building.

There being no additional business to come before the Committee, the meeting was adjourned at 8:40 P.M.

Mark Hudson, Park Superintendent

Kohler Park Master Site Plan Committee Meeting II
Monday, July 20, 2009
Consultants Presentations

Committee Members in Attendance:

Mark McCouch, Vice President of Council
Gregory Nesbitt, Member of Council
Jack Beiderman
Mary Dare
Eric Frary
Ken Gehlhaus
James Greenhalgh
Heinz Heiduk
Joe Heffernan
Kay Jacobs
Carl Meixsell
Mike McGee, Township Manager
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent

Committee Members not in Attendance:

Rich Portelli

Meeting began at 7:00pm

Mr. McGee asked if there were any comments from the committee regarding the minutes from the committee's first meeting, June 15, 2009. There were none.

Mr. Nesbitt made a motion to approve the June 15, 2009 meeting minutes, this motion was seconded by Mr. Heiduk, the motion passed unanimously.

Mr. Evan Stone and Mr. Joel Totten from Pennoni Associates Inc. presented to the committee.

Mr. Frary asked if the cost that was submitted included everything in the presentation. Mr. Stone explained the cost that was submitted in their proposal did include everything that was presented.

Mr. McGee asked if the ten month time line that is shown in their proposal was accurate or if that time line could be accelerated. Mr. Stone stated that the time line shown is a normal expectation but if the committee is focused they can move faster.

Mr. McGee asked if they had any direct personal experience with a comparable plan. Mr. Stone stated that he worked on the Doylestown Central Park starting with the Master Plan and also working on some of the actual construction of the park. Mr. Stone also stated that he worked on Master Site Plans for Upper Makefield: Lookout Park and Brownsville Park.

Mr. McGee asked what their initial gut reaction to the Kohler Park Pond is. Mr. Stone stated that the pond edges need some attention. He said that he would look to naturalize the pond edge and maybe use the pond as a type of Stormwater BMP.

Mr. Nesbitt asked if they had any direct experience in dealing with ponds. Mr. Stone stated that he had worked with some ponds for a previous employer at Penns Woods Village and for Morgan Stanley.

Mr. McGee asked them to give us a quick answer to: Why are you the consultant for us? Mr. Stone stated that Pennoni views itself as a stakeholder in the project and the community. They feel that public recreation opportunities and the environment are very important. They would like to plan for Kohler Park to meet today's needs and be able grow in the future.

Mr. Rick Collier, Mr. David Cavanaugh from Land Concepts along with Mr. Matt Williams from Hibbeln Engineering presented for Land Concepts.

Mr. McGee stated that the time line in your proposal is ten months, can that be accelerated? Mr. Collier stated that he has found the 10 month time line to be accurate but eight months could be possible.

Mr. McGee asked what their experience with other Master Site Plans was and from those Master Site Plans what have they seen constructed? They have worked on Master Site Plans for parks in Upper Dublin and Whitpain. They have worked with those townships all the way to the construction of several parks most recently new park in Upper Dublin with the synthetic turf fields.

Mr. McGee asked how they would get the banks of the pond to be vegetated. Mr. Collier explained that he would limit access to the pond but make the access points accessible. Maybe add a dock or walkway of some kind.

Mr. McGee asked how often a pond needs dredged? Mr. Collier stated that there is no real answer for that question each pond has its own specific needs. One way he would suggest to extend the time between dredging would be to add a forbay to the inflow of the pond to catch sediment and debris.

Mr. McGee asked them to give a quick answer to: Why are you the consultant for us? Mr. Collier stated that they are here to work with and for the committee. We do not walk away once the job is complete, we want to work with you to make sure that you and your users are happy with the end result of your project.

Mr. Jim Faber, Mrs. Kim Flanders from McCloskey & Faber, P.C. along with Mr. Tom Crawley from Carroll Engineering Corporation presented for their joint proposal.

Mr. McGee asked what their initial reaction to the pond was. Mr. Faber stated that the pond is over taking the area and that he feels that it needs to be deepened. There are high nutrient levels in the pond and we may want to add some rain gardens to the area to help with that.

Mr. McGee asked how they were going to complete the base map. Mr. Faber explained that they would consult the PA GIS maps to complete the map.

Mr. McGee asked what Master Site Plans had they worked on in the past and how long did they take. Mr. Faber stated that they had worked on the Bonnet Lane Park Plan which took 18 months to complete and the Central Park plan which took eight to ten months to complete.

Mr. McGee asked from the Master Site Plans that they worked on how much was then completed as a Capital Improvement Project. Mr. Faber stated that the Wentz Run Park in Whitpain Township was a 1.5 million dollar construction project with the majority of the Master Site Plan being completed. They also worked on the Metroplex basin retrofit which had the majority of the plan implemented.

Mr. Frary asked how they would use the pond consultant that was shown in their proposal and did they allot enough time for that consultant. Mr. Faber

stated that redistribution of hours for the pond consultant would not be a problem. Mr. Faber also stated that the pond consultant will do an evaluation of the pond and then we will get the recommendations from that evaluation.

Mr. Nesbitt then asked what their experience with DCNR grants was. Mr. Faber stated that he had worked on DCNR grants with Upper Moreland and Upper Pottsgrove.

Mr. McGee asked them to give us a quick answer to: Why are you the consultant for us? Mr. Faber stated that they are dedicated to provide the township with quality service, that they are good listeners and they have the skills to provide us with a complete plan.

The committee then discussed each of the consultants.

Mr. Nesbitt made a motion to select Land Concepts Group for the Kohler Park Master Site Plan with the understanding that Land Concepts bring their price down to approximately \$45,000.00.

Mr. McGee stated that our next meeting will be held on Monday, August 17th at 6:30pm, meeting at the Horsham Community Center. We will be taking a walking tour of the park.

The meeting was adjourned at 9:30pm

Mark Hudson, Park Superintendent

Kohler Park Master Site Plan Committee Meeting III
Monday, August 17, 2009
Park Walk

Committee Members in Attendance:

Mark McCouch, Vice President of Council
Jack Beiderman
Eric Frary
Ken Gehlhaus
Heinz Heiduk
Joe Heffernan
Carl Meixsell
Mike McGee, Township Manager
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent

Committee Members not in Attendance:

Gregory Nesbitt, Member of Council
Mary Dare
James Greenhalgh
Kay Jacobs
Rich Portelli

Park walk began at 6:45pm

Mark Hudson, Park Superintendent

Kohler Park Master Site Plan Committee Meeting IV Monday, November 16, 2009

Committee Members in Attendance:

Gregory Nesbitt, Member of Council
Jack Beiderman
Mary Dare
Ken Gehlhaus
Heinz Heiduk
Joe Heffernan
Kay Jacobs
Carl Meixsell
Rich Portelli
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent

Committee Members not in Attendance:

Mark McCouch, Vice President of Council
Eric Frary
James Greenhalgh
Mike McGee, Township Manager

Meeting began at 7:34pm

Mr. Walker asked if there were any comments from the committee regarding the minutes from the committee's first meeting, July 20, 2009. There were none.

Mr. Nesbitt made a motion to approve the July 20, 2009 meeting minutes, this motion was seconded by Mrs. Dare, the motion passed unanimously.

Mr. Walker then turned the meeting over to Rick Collier and Dave Cavanaugh from *LandConcepts*.

Mr. Collier went over the scope of the project: first we will look at the existing features already in the park, second we will look at conceptual ideas and plans for the park, last we will take the ideas that the committee chooses and make the master plan.

Mr. Collier then explained that the survey work of the park was in progress. The survey company waited till the leaves were off the trees so that when they took a picture from the plane, we could see land features. This picture will give us a good base map to begin with, the wetlands biologist has also started mapping the wetlands and that will be added to the base map.

Mr. Collier then asked everyone what they thought the needs of the park are. Mr. Walker then presented a list of needs that was put together by the township staff. The group discussed that list, added to the list and moved some items around on the list. I have attached the list to these minutes please review.

Mr. Collier then began discussing the pond and some drawings that *LandConcepts* put together. Mr. Collier explained that at the present moment the pond bank a wall that the pond water is up against. The water is undercutting the bank and causing the bank to erode making the pond larger but also shallower. They presented the idea of a gentle grade to the water with plants planted along the pond edge; these plants would help to hold the soil in place. They also showed drawings of the pond with boardwalks and a dock to give access to fishing.

The group then discussed the pond and the drawings from *LandConcepts*. The committee questioned the boardwalks, being a built in nuisance. A park user could fall into the pond from the boardwalk. The committee asked where the water for the pond comes from. At this time there is a mill race that adds water to the pond, some committee members also thought that there may be a spring that adds water to the pond. Mr. Beiderman also commented that it was always his dream to keep the pond open so that kids could cast with out getting hung up, he would like to see ice skating on the pond, and at the Horsham Day Fishing Contest he has approximately 200 kids so their needs to be room around the banks to fit that many children.

The committee decided to have the next meeting on Monday, January 18th at 7:00pm in the Horsham Township Building.

The meeting was adjourned at 8:56pm

Mark Hudson, Park Superintendent

Kohler Park Master Site Plan
November 16, 2009

Needs:

- New Restroom with public water, sewer and electric (maybe solar).
- New picnic pavilion on Horsham Rd. side with electric.
- New picnic pavilion on soccer field side.
- New Playground equipment on Horsham Rd. side.
- Brick walkway to gazebo and furniture for gazebo.
- Extend riparian corridor restoration along Park Creek.
- Bocce/horseshoe/chessboard area behind Community Center with shelter.
- Goose control.
- Landscape plan...new trees, around gazebo, etc.
- Stormwater management opportunities for the entire park.
- Trail lights (to hockey court and trail from Community Center to Soccer fields). Maybe solar.
- Parking:
 - Third bridge over Park Creek behind Community Center to access the parking.
 - Signage/map directing park visitors where parking is available.
 - Asphalt soccer parking lot with stormwater control.
 - Make parking lot Island along Horsham Rd. a rain garden.

Desires:

- Public water to Dog Park.
- Field behind firehouse...natural grass meadow and/or stormwater best management practice.
- Parking lot lights possible solar.
- Better signage and map of park. Park signs at both Horsham Rd. and Limekiln Pike entrances.

Future Study:

- Pond.
- Removal of dam in Park Creek.
- Possible Horsham Valley Golf Club future development.

**Kohler Park Master Site Plan Committee Meeting V
Monday, February 8, 2010**

Committee Members in Attendance:

Mark McCouch, President of Council
Jack Biedermann
Mary Dare
Ken Gehlhaus
James Greenhalgh
Heinz Heiduk
Joe Heffernan
Carl Meixsell
Rich Portelli
Michael McGee, Township Manager
William Walker, Assistant Township Manager
Richard Collier, Land Concepts Group
David Cavanaugh, Land Concepts Group

Committee Member not in Attendance:

Gregory Nesbitt, Member of Council
Eric Frary
Kay Jacobs
Mark Hudson, Park Superintendent

The meeting was called to order at 7:04 P.M.

The Committee members introduced themselves.

Mr. Walker asked for the will of the Committee concerning the approval of the Meeting Minutes for November 16, 2009. It was moved by Mr. Greenhalgh, and seconded by Mr. Biedermann, to approve the minutes. The motion passed unanimously.

Mr. Collier reviewed the base mapping. He explained the topographic survey was completed based on aerial photography and ground survey. An approximate park boundary was based on a very old map but since this was done they have obtained the deeds for the property and will make the necessary changes. In addition, site features such as inlets, telephone poles, etc. will be added. This work is being done by Tracy Land Services. Mr. McGee stated that the Township wants to be informed when the property corners have been identified so that a more permanent marker can be put in place. Mr. Collier further explained that the wetland delineation has been delayed by the weather. The wetland areas have been 'flagged' on site and will be added to the map. The Kingswood Estates development dedicated open space will be added to the base map.

Mr. Collier explained that other background information that has been researched includes FEMA maps, soil survey maps, 2003 Township Recreation and Park Comprehensive Plan, 2005 Township Open Space Plan and trail connections map.

Mr. Collier explained that the most of their time since the last meeting has been spent on existing site conditions, analysis and mapping. There are four different maps which will be reviewed.

Mr. Cavanaugh distributed and reviewed 'Existing Features – Hydrology' map. He explained that the dominate features of the park is the creek, pond and water pockets. He pointed out the FEMA Floodway and the 100 year floodplain and explained the difference between the two. Forty (40) acres of the seventy-one (71) acre park is either in the Floodway or in the Floodplain, which is 60% of Kohler Park.

Mr. Collier distributed and reviewed the 'Existing Features – Vegetative Cover and Facilities' map. He recommended that the Committee consider a woodland management program to replant the understory with new trees for future generations.

Mr. Collier distributed and reviewed the 'Neighborhood Context and Uses' map. The boundaries of the Township Maintenance Building and Garage property will be added to the map. In addition, township owned open space in the Kingswood Estates development will be added. The Farne property, owned by the Township, which is contiguous to Deep Meadow Park, will be added.

Mr. Collier distributed and reviewed the 'Opportunities and Constraints' map. Each opportunity and constraint was discussed. Mr. Walker stated the additional footbridge opportunity could help address the parking problem. Mr. McGee updated the Committee on the proposed zoning change and proposed development for Horsham Valley Golf Club. Mr. McGee informed the Committee of the plans for a walking path from behind the community center out to Horsham Road and the pedestrian crossing for Horsham Road in front of the Firehouse.

Mr. Collier asked the Committee if there were any more ideas since the list that was created at the last meeting for Park Uses/Facilities whether a new use, removed use and/or upgraded use. The following comments/ideas were stated:

- Mr. Gehlhaus suggested an amphitheater and distributed pictures of one in Upper Gwynedd Township.
- Mr. Meixsell suggested a trail connecting Kohler Park to the Babylon Industrial Park/Caredean Drive.
- Mr. Heinz suggested solar power for any lights.
- Mr. Heinz suggested a possible restroom behind the Community Center.
- Mr. Biedermann stated that he did not like limiting the edge access of the pond.
- Mr. Heffernan wondered how a pedestrian crossing on Horsham Road would affect traffic.

The Committee agreed that their next meeting will be held on Monday, March 15, 2010 at 7:00 P.M. in the Township Building.

There being no additional business to come before the Committee, the meeting was adjourned at 8:45 P.M.

William T. Walker

Kohler Park Master Site Plan Committee Meeting VI
Monday, April 19, 2010

Committee Members in Attendance:

Gregory Nesbitt, Member of Council
Jack Biedermann
Eric Frary
Ken Gehlhaus
James Greenhalgh
Heinz Heiduk
Joe Heffernan
Kay Jacobs
Carl Meixsell
William Walker, Assistant Township Manager
Richard Collier, Land Concepts Group

Committee Members Not in Attendance

Mark McCouch, President of Council
Mary Dare
Rich Portelli
Michael McGee, Township Manager
Mark Hudson, Park Superintendent
David Cavanaugh, Land Concepts Group

The meeting was called to order at 7:00 P.M.

Mr. Walker asked for the will of the Committee concerning the approval of the Meeting Minutes for February 8, 2010. It was moved by Mr. Nesbitt, and seconded by Mr. Greenhalgh, to approve the minutes. The motion passed unanimously.

Mr. Collier updated the Committee on the mapping portion. He explained that the Park Boundary and Site Features are still going on for two sections of the park property near Limekiln Pike. Since both areas are in conservation areas they are not relevant for tonight's meeting. They will be completed and shown on the final map. Mr. Collier explained that the wetlands survey had been delayed due to snow but is now complete and would be shown on the final map. Finally, the Inventory Maps are being revised and the gaps are being filled in and will be shown on the final plan.

Mr. Collier distributed the draft conceptual master plan. He advised that additional park signage, environmental signage and also landscaping are not shown on the plan. These will be included

in the written text of the final plan. In regards to the draft map, he would like to receive comments and input from the Committee tonight and then bring back a revised plan to the May meeting.

Mr. Nesbitt inquired if there was some way to control the stormwater in the Park better. Mr. Collier explained that there were not many options to improve the stormwater management because the Park is the recipient of all the water. The way to improve it would be to improve things upstream.

The Committee discussed the idea converting the small wooded area between the parking lot off Limekiln Pike and the soccer fields into a wetland area with a low boardwalk type bridge with a fence to direct people to the walkway. The boardwalk would provide a pedestrian route between the parking area and playing fields.

Mr. Walker updated the Committee on the status of the Power Line Trail project and the pedestrian flashing warning device for same at Limekiln Pike.

The Committee had a discussion regarding the possibility of acquiring land from the rear of the Horsham Valley Golf Club property. It was agreed if the Township acquired this property to provide an access trail into the rear of Kohler Park near the dog park. Mr. Nesbitt asked if a soccer field would be able to fit on this area. Mr. Walker explained that it would but we would need a recreational easement from PECO. Mr. Walker also suggested this area may be a location for a picnic pavilion.

Mr. Collier pointed out other recommendations to include improving drainage along the existing trail, removing debris in the creek, implementing a woodland management program, removing the pit toilets, replacing the playground equipment, adding a picnic grove with pavilion, adding a path/walkway to the gazebo and adding a new restroom. In addition, a water line that would extend to the pavilion area and dog park.

The Committee had a discussion on the renovation of the pond. Mr. Collier distributed pictures of a pond with a wall/hard edge. The pond is located on the property of St. Mary's Orphanage in Ambler. Mr. Heiduk inquired about the dredging of the pond, permits and the existing fish. Mr. Biedermann explained how the fish were dealt with the last time the pond was dredged. The Committee agreed that the plan should show the front and middle portions of the pond with a hard surface type wall.

Mr. Collier pointed out further recommendations to include enhancing the buffer with the township maintenance garage property, adding a rain garden in the parking lot off Horsham Road, adding a pedestrian segment along Horsham Road at the culvert for Park Creek, studying

the possible dam removal in the creek, stabilizing creek banks, removal of invasive plants and adding safety/security solar lighting.

The Committee agreed that parking is one of the major problems with the Park. Mr. Nesbitt stated that in his opinion the most important parking area is the existing area behind the Township Building closest to the Firehouse with the proposed trail connection behind the hockey court. Although the Committee agreed the proposed additional footbridge might not be feasible, it should be shown on the map. The Committee agreed to leave the trail behind the Community Center following the perimeter of the parking area (option 2) on the map and to remove the trail shown going behind the storage garage (option 1).

There was a discussion on the small grass area behind the Community Center. Mr. Biedermann stated he believed we have enough pavilions in the park system. The Committee agreed to show the uses for this area to be a small shelter and small game courts such as bocce ball courts, shuffle board courts and/or horseshoe pits.

Mr. Collier explained that at the May 17th meeting he will have the revised draft conceptual master plan with cost estimates. The draft Master Plan Report will be distributed to the Committee and to DCNR in early June. The Public Meeting, which would be the last meeting of the Committee, will be held on June 21st at 7pm. The Final Report will be sent to DCNR in mid to late July.

The Committee agreed that their next meeting will be held on Monday, May 17, 2010 at 7:00 P.M. in the Township Building.

There being no additional business to come before the Committee, the meeting was adjourned at 8:55 P.M.

William T. Walker

Kohler Park Master Site Plan Committee Meeting VII
Monday, May 17, 2010

Committee Members in Attendance:

Mark McCouch, President of Council
Jack Biedermann
Eric Frary
Ken Gehlhaus
Heinz Heiduk
Carl Meixsell
Michael McGee, Township Manager
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent
Richard Collier, Land Concepts Group
David Cavanaugh, Land Concepts Group

Committee Members Not in Attendance

Gregory Nesbitt, Member of Council
Mary Dare
James Greenhalgh
Joe Heffernan
Kay Jacobs
Rich Portelli

The meeting was called to order at 7:04 P.M.

Mr. Walker asked for the will of the Committee concerning the approval of the Meeting Minutes for April 19, 2010. It was moved by Mr. Frary, and seconded by Mr. Meixsell, to approve the minutes. The motion passed unanimously.

Mr. Collier then presented the 2nd draft of the Master Site Plan map. The committee then discussed the highlighted improvements that are shown on the map. The committee discussed removing all of the trees along the soccer parking lot by the snack stand and then replanting that area with wetland plants. The committee stated that a bridge or walkway could be installed through the wet area to give park users access to soccer fields.

Mr. Collier then showed that there would be an opportunity to add another soccer field to the park if Horsham Township acquired open space from the golf course if it gets developed. He showed that you could fit one full size field two small fields.

Adding water to the park was discussed, they discussed how many spots in the park they feel a water hook up is needed in. The committee came up with three locations that they would like water: front of the park, bathrooms and the dog park.

The committee also discussed adding a small lawn games, horseshoe's, bocce, small pavilion to the open space that is behind the Community Center. The rest of the highlighted areas on the map remained the same and were not discussed.

Mr. Collier then presented the 1st draft of the construction budget. The committee reviewed each line item with Mr. Collier and Mr. Cavanaugh. As the committee discussed each line item and the numbers were changed to meet the committee's cost analysis. I have included both the 1st and a second draft with these minutes. The consultant was asked to add in engineering and permitting fees to the existing projects so that we could get a better price estimate.

The committee also discussed reforesting the open field/meadow behind the firehouse. This area is not used for anything and remains wet for most of the year, which makes it unusable. This area is also in the riparian corridor of Park Creek, so the committee feels that it would help with Stormwater to reforest this area.

The Committee agreed that their next meeting will our public meeting be held on Monday, June 21, 2010 at 7:00 P.M. in the Township Building.

There being no additional business to come before the Committee, the meeting was adjourned at 8:41 P.M.

William T. Walker

Kohler Park Master Site Plan Committee Meeting VIII
Public Meeting
Monday, June 21, 2010

Committee Members in Attendance:

Gregory Nesbitt, Member of Council
Mary Dare
Ken Gehlhaus
Joe Heffernan
Kay Jacobs
Carl Meixsell
William Walker, Assistant Township Manager
Mark Hudson, Park Superintendent
Richard Collier, Land Concepts Group
David Cavanaugh, Land Concepts Group

Committee Members Not in Attendance

Mark McCouch, President of Council
Jack Biedermann
Eric Frary
James Greenhalgh
Heinz Heiduk
Rich Portelli
Michael McGee, Township Manager

The meeting was called to order at 7:04 P.M.

Mr. Walker asked for the will of the Committee concerning the approval of the Meeting Minutes for May 17, 2010. It was moved by Mrs. Jacobs, and seconded by Mr. Gelhaus, to approve the minutes. The motion passed unanimously.

Mr. Walker welcomed everyone to the meeting and gave a quick synopsis of how the township and committee got to the point we are at in holding a public meeting. He told the audience: we received a grant, formed a committee, which choose a consultant, the committee has meet with the consultant for about a year and came up the draft plan that will be presented tonight.

Mr. Walker then introduced Rick Collier and Dave Cavanaugh from *LandConcepts* Group, our consultants for the Kohler Park Master Site Plan. Mr. Collier then explained to the audience

what a Master Site Plan is. He said that the Master Site Plan is a blue print for the future of the park. Items that are in the master plan are recommendations and can be modified or excluded as projects are completed in the park.

A copy of *LandConcepts* presentation is attached to these minutes.

Mr. Cavanaugh then spoke about the existing conditions within the park. He explained the good points and constraints that the park has and then showed how the committee recommended to improve some of the constraints that are feasible and save the good areas.

Mr. Collier then discussed the specific projects that they committee has recommend to take place in the park and how we have ranked these projects in terms of most important. The following are some of the points he spoke about:

- Adding solar lighting to the trail that connects the soccer complex with the rear parking lot of the municipal complex
- Removing the trees in the wetlands between the soccer parking lots and fields, then to replant that area with wetland plants
- If the township has the opportunity to acquire part of the Horsham Valley Golf Course to add one full soccer field
- Plant trees through out the park to keep buffers and the riparian corridor
- Remove the existing playground, pit toilets, pavilion and to replace all of these with update amenities
- Add water and sewer to the park, run water to the dog park
- Add a trail to the gazebo
- Dredge the pond, add a solid wall around the front portion of the pond to protect the bank and build a stepped slope area in the back that would support plant growth
- Add a trail or trails to get from the front bridge by the hockey court to the trail in the back of the municipal complex

Mr. Collier asked for questions and comments from the public:

- What will the lighting on the trail from the municipal complex to the soccer fields be?
 - Mr. Collier explained that it is proposed to be several bollards, 4' tall that would have lights in the top that glow and provide lighting for the trail, these lights would be solar. He also mentioned that these lights could be put on a timer and that Plymouth Township has just installed some of these lights.
- When the Pedestrian Crossings were planned did the committee discuss the option of a bridge or a tunnel?

- Mr. Walker explained that this project has already been started and that the discussion of a bridge or tunnel were both considered. In both instances a tunnel did not fit because of Stormwater and services under the roads. Bridges were also discussed but were not feasible due to cost.
- Where does the pond water come from?
 - Mr. Collier explained that we are not 100% positive but we think it is a combination of Stormwater, springs and a mill chase that brings water from another pond that is on the golf course property.
- Why does the park have geese and why does the township not hire dogs to chase the geese?
 - Mr. Walker explained that we do use some deterrent methods to try and rid the park of geese, but they generally just come back. We have used dogs in the past and did not find that they were that effective and that cost now also limits the use of dogs.
- Soccer Club is excited about the possibility of having another soccer field or two but who would be responsible for providing the lighting for the field(s)?
 - Mr. Walker stated that he did not know who would provide the lighting, but Horsham Township past practices have been that the youth sport organization that wants lights installed the lights.
- Would the new bathrooms be full plumbed?
 - Mr. Collier stated that they would have both water and sewer.
- Was there any thought about adding distance markers to the trail?
 - Mr. Walker explained that there was some discussion and that the township staff is working on putting something together that would provide users with distance. There will not be trail distance markers out on the trail because there are too many different ways to get from one point to another.
- How do you plan on planting trees with all the deer around?
 - Mr. Collier stated that we would use deterrents such as the plastic on the trunk of the tree.

Mr. Walker thanked everyone for coming out, listening, asking questions and providing the group with ideas.

There being no additional business to come before the Committee, the meeting was adjourned at 8:30 P.M.

Mark Hudson, Park Superintendent