



**Study Committee Meeting Minutes**  
**Spring Meadows Community Park Update**  
**Project No. 13.1141.001**  
**Date: 06.04.2014**

Study Committee Meeting No. 2 was held at the Township Municipal Building on 06.04.2014 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	717.741.6269	amears@jmt.com
Ann Toole	Toole Recreation Planning	267.261.7989	anntoole@comcast.net
Sarah Colondrillo	Director of Recreation		
Kurt Uhler	Director of Parks & Facilities		
Greg Lunde	Resident		
Andrea Ciccocioppo	Parks & Recreation		
Duff Manweiler	Board of Supervisors		
Tom Houf	Boiling Springs		
Pat Dieter	BSSD/Mount Holly Springs		
Patrick Brady	Member at Large		
Jarrett Sweeney	SMT		
Donna Ludwig	SMT		
Cory Adams	SMT		
Angela Stever	Resident		
Bronwyn Stever	Resident		

The purpose of the meeting was to review: outcomes of the public meeting, previous planning initiatives, site analysis conclusions, park vision statement, preliminary park program and recommendations for development.

The following items were discussed:

1. S. Colondrillo introduced the consultant team and Committee Members introduced themselves.
2. A. Mears reviewed the meeting agenda.
3. A brief overview of the visual preference survey findings and a summary of the public meeting.

General findings from the meeting of the public meeting were:

- a. There is overwhelming support and interest in the redevelopment and expansion of the park.
- b. People recognize the significance of the site’s natural resources.
- c. Planned improvements should be integrated into the natural setting.
- d. There is concern that the park will be overdeveloped. Residents would prefer facilities be developed throughout the Township in order to minimize “urbanization” of the park.
- e. The skateboarding community is concerned that their interest is not being heard.
- f. The Township is still developing and growing

4. A Mears reviewed the results of the Visual Preference Survey and noted the least and most favored images. A general conclusion based on those images was to maintain the park's natural and rural character.
5. A. Mears presented a summary of the public comments regarding existing park facilities, potential improvements, and general concerns for expansion.
6. A. Mears presented an overview of the 2000 Geohydrology Evaluation of the Site. This study was completed in order to guide development of the site in order to protect the wellhead and minimize potential sinkhole development. The following key recommendations were noted:
  - a. Develop optimum design approach for concentration and recharge of stormwater on the site
  - b. Map and consider "ghost" lakes (lowest portions of the site that function as natural stormwater storage areas). Runoff does not leave this site; 15% would be the maximum Impervious coverage.
  - c. Disperse stormwater runoff into the large compound karst depressions.
  - d. Minimize cuts deeper than 5' to avoid the need for blasting. Blasting often triggers activation of dormant sinkholes.
  - e. Surround compound karst depression with vegetated buffer zones.
  - f. Follow the wellhead Protection Ordinance issue, which prohibits location of stormwater management facilities in close proximity to depressions and wellhead zones.
7. Mapping of Karst Features, Depth to Bedrock, Developable Area, Site Constraints, and overall Developable Area Restrictions were presented.
8. The site analysis concluded that the site contains one of the most prolific aquifers within Pennsylvania. In an effort to protect this most important resource, park planning must be performed in a manner to protect the underlying water supply aquifer, and minimize the potential for sinkhole occurrence and consequential damage to planned facilities. As a result the following park planning principles were outlined:
  - a. Recognize the site's resource limitations and identify conservation and development zones for expansion.
  - b. Develop site-specific development and implementation strategies for expansion of the park facilities.
  - c. 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.
  - d. Incorporate environmental interpretation and education of the natural resources ecosystems as unifying elements. A. Mears presented a summary of the preliminary park program elements that were identified to date, an overview of the existing site constraints, opportunities, and potential park/school connections.
  - e. 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.
  - f. Minimize site disturbance and impervious surfaces. Incorporate a "room" concept for development of existing areas.
  - g. Provide safe access to the park via walking and bicycling.
  - h. Help our citizens become healthier by providing an attractive destination where people can enjoy the great outdoors.

- i. Implementation of social, environmental and fiscal practices that will help ensure long-term viability of this park and the park system as a whole.
    - j. 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. Toole presented the following Vision Statements for the park. The committee was in favor of the shorter version.
    - Vision 1: Spring Meadows Park is a premier park that welcomes and captivates park visitors. The park with its beauty and noteworthy natural, cultural, and historic features cultivates outstanding experiences, health, enjoyment, fun, and learning for people of all ages and interests. As a sustainable park, it connects people to the land and to each other by conserving and interpreting the significance of South Middleton Township's prized resource: the springs and groundwater that characterize our community. The Parks & Recreation Department seeks to create strategic and collaborative alliances with citizens and community based organizations in the public and private sectors to be proud stewards and supporters of this extraordinary park.
    - Vision 2: Spring Meadows Park conserves our community's prized natural resource of the springs unique to our region while providing opportunities for citizens of all ages to experience enjoyment, fun, learning, relaxation, and wellness in a beautiful natural setting.
10. A. Mears reviewed the preliminary park program that was developed for Spring Meadows Park and provided the following recommendations regarding several desired facilities. A skatepark, adult baseball and softball fields, lighted multi-purpose field, and tennis courts are facilities that are not consistent or compatible with the planning principles established for the park.
  - a. Adult baseball/softball fields: requires 3 to 4 acres and significantly more earthmoving activities than other field types, needs substantial fencing, and is ideally not suitable for the location within close proximity to the school.
  - b. Lighted Multi-Purpose Turf Field: generates a substantial amount of runoff that will require special mitigation measures to address infiltration and/or discharge to an existing drainage way. Consideration should be given to conversion of an existing rectangular field within the Township to a turf field.
  - c. Tennis Courts: The existing tennis courts at the municipal park should be evaluated to determine the expansion potential to meet the increased demands.
  - d. Pave the existing parking areas: Incorporate pretreatment facilities to slow runoff and infiltration and maximize the available parking in lieu of adding additional impervious areas.
  - e. Skate Parks: These unique facilities must be carefully planned and implemented to ensure their long-term success in a location with high visibility, convenient access and security. Based on the skatepark site selection criteria presented it appears that there may be other more appropriate sites worth considering at this time.
11. A. Mears provided a brief overview of the need for a skate park in community based on review of the existing presentation provided by two local students as well as a general population

- based assessment. While there is a need, the final location must be analyzed and carefully selected to ensure that visibility, comfort, access, security, and sociability requirements are met.
12. The need must be further defined for the immediate area as well as the community at large. A short list of sites should be developed and evaluated. In conjunction with site selection the type of skatepark will need to be defined. This process must include input from local skateboard advocates to ensure long term success of the facility.
  13. An exercise to demonstrate the site limitations for development was conducted with the study committee. The following general comments were noted and discussed:
    - a. Water (wellhead) is the driving factor for the expansion and redevelopment of the park
    - b. The setting of Ned Smith Amphitheater in Millersburg, PA was noted as they type of facility that may be appropriate for Spring Meadows Park.
    - c. Repurposing of the existing facilities may be necessary to maximize recreation potential
    - d. Consider combination spaces such as open lawn areas, athletic field, and amphitheater. Following the meeting, a revised vision statement was provided by one of the committee members based on the comments provided.
  14. Due to vacation schedules the next committee meeting was not scheduled. A. Mears to contact S. Colondrillo and determine appropriate dates for the next meeting.
  15. A. Mears concluded the meeting by outlining the next steps:
    - a. Develop conceptual plan(s)
    - b. Finalize Park Program
    - c. Finalize vision statement
    - d. Develop School Connection Concept
    - e. Develop preliminary budget estimates

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.



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Andrew A. Mears

07.16.2014  
Date:

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Study Committee Members  
Project File