

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
REGULAR MEETING – MINUTES
DECEMBER 1ST, 2010**

1. CALL TO ORDER

Chair Ron Hoover called the meeting to order at 7:11 p.m. Other members present were Bob Eberhart, Ben Pisoni, Denny Thomson, Jerry Brown and Brooks Way. Staff present was Susan Steele, Manager and Amy Smith, Minute Recorder. No Audience present.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- ***MOTION: Mr. Thomson moved to approve the minutes of October 27th, 2010 with suggested corrections; Mr. Eberhart seconded; Vote 6-0-0; Motion Carried.***

4. HEIM LAND RATING SYSTEM & DESCRIPTION

The Board reviewed the land description provided by Mr. Hoover. Discussion pursued regarding steep slopes and arterial/local/collector streets. Mr. Way requested the language be amended on the land description regarding, "Evidence of Hazardous Waste Problems" and changed to read, no hazardous waste is present, since the remnants of the concrete floor was mentioned in an above caption and not considered hazardous waste. Mr. Hoover requested Ms. Smith insert the proper acreage in each land description.

John W. Heim – 17-004-006 - 76.78 acres

5.61 points for being over 50 acres to 100 acres
+1 point for adjoining another parcel preserved in the OSPP
+2 points for adjoining an arterial street
+2 points for being farmed 25% surface area for previous 5 years
-1 point for containing more than 25% steep slopes and/or hydric soils
+2 merit points for class II soils and forests
Total Points 11.61

- ***MOTION: Mr. Thomson moved to award this property +1 point for forests; There was discussion on the language provided regarding the special merit point requirements and determined the language needed to be amended; The Board reviewed the mapping of prime agriculture and determined this property should receive a merit point for being class II soil; Mr. Thomson amended his motion to award this property +2 merit points for forests and class II soils; Mr. Pisoni seconded; Vote 6-0-0; Motion Carried.***

Tricore Group, LLC c/o John W. Heim – 17-004-006B – 33.99 acres

2.72 points for being over 11 acres to 50 acres
+1 point for adjoining another parcel preserved in the OSPP
+2 points for adjoining an arterial street
+2 points for being farmed 25% surface area for previous 5 years
-1 point for containing more than 25% steep slopes and/or hydric soils
+1 merit points for class II soils
Total Points 7.72

● **MOTION: Mr. Thomson moved to award this property +1 point for class II soils; Mr. Pisoni seconded; Vote 6-0-0; Motion Carried.**

5. INSPECTIONS

Mr. Hoover stated the inspections were completed on the Heim properties on November 6th, 2010. Mr. Hoover stated there were also several 5 year inspections completed on the Gray, Novakovich, Rider, Harpster & Stine properties with no red flags and well within the satisfaction of the Board.

Mr. Thomson requested staff send letters to all the 5 year inspection property owners to let them know their properties met satisfaction requirements.

6. ACT 153 REVIEW

Ms. Steele stated the OSPB requested staff start a review and draft a white page of inconsistencies and duplications within the Open Space Preservation Ordinance and Lease but staff felt the review should possibly start with Act 153. Mr. Brown stated he did not feel staff should be reviewing Act 153 since it is just an enabling act and not what is in the Ordinances. Ms. Smith stated there was language in the Ordinances that may not be required in the Act that could possibly clean up the redundancies within the Ordinances. Mr. Brown stated he did not feel staff should be recommending changes to the Ordinance and that no Ordinance is perfect. Ms. Steele explained staff is not recommending major changes to Ordinances, but just trying to weed out the inconsistencies and redundancies within them. Ms. Steele stated the codification would be completed sometime in January and maybe staff should wait until it is completed then start a white page. Ms. Steele explained the codification may cut the OSPP Ordinances down to several pages instead of a full binder book but is not law until reviewed and adopted by the Board of Supervisors. Mr. Brown requested that there be a full board present when reviewing the codified version of the OSPP Ordinances so everyone has a chance to speak their opinion. Mr. Pisoni stated the OSPB would have to review the OSPP Ordinance codification carefully before forwarding it to the Board of Supervisors for adoption. The Board agreed to wait until the codification is completed and then begin a review.

Mr. Brown suggested offering Mr. Heim a 20 year advance on the smaller property consisting of 33.99 acres instead of a 10 year advance on both properties. Mr. Way stated he would lose money accepting that offer. Ms. Smith stated Mr. Heim has already been offered and agreed to a 10 year advance on both properties. Mr. Brown stated he just suggested it for discussion purposes.

7. OTHER BUSINESS

There was no other business before the board.

8. CITIZEN'S COMMENTS

There were no citizen's comments.

9. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

● **MOTION: Mr. Way moved to adjourn the meeting at 9:00 p.m.; Mr. Pisoni seconded; Vote 6-0-0; Motion Carried.**