

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
REGULAR MEETING – MINUTES
DECEMBER 16TH, 2009**

1. CALL TO ORDER

Chair Lee Pressler called the meeting to order at 7:05 p.m. Other members present were Bob Eberhart, Andy Merritt, Dennis Thomson and Jerry Brown. Staff present was Dave Piper, OSPB Administrator; Karen Brown, Acting Manager and Amy Smith, Minute Recorder. No Audience present.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

• ***MOTION: Mr. Eberhart moved to approve the minutes of December 2nd, 2009; Mr. Merritt seconded; Vote 5-0-0; Motion Carried.***

4. 2010 OPSB APPLICATIONS

Thomas Brodzina – 139.7 acres – Ms. Yurchak provided a memo stating the OSPB either had to approve or deny this application but could not require the property owner to clean up the property as a condition. The Board has concerns about water contamination but does not want to deny this property and requested Mr. Piper speak with Mr. Brodzina to see if he would be interested in having Clearwater Conservancy come in on the clean up day in April and help him clean up the property. Mr. Pressler reviewed the land rating points for this property.

8.19 points for being over 100 acres to 300 acres

+2 points for being a parcel that creates a corridor, or when adjoined with another parcel of land preserved in the OSPP establishing a continuous corridor.

+2 points for adjoining an arterial street

+2 points for being farmed 25% surface area for previous 5 years

+4 merit points for wetlands, flood plains, well head protection areas, class I & II soils and forests

Total Points 18.19

Mr. Eberhart questioned whether Mr. Brodzina wished to submit all 143 acres into the program. There is 4.3 acres that are in Warriors Mark Township. Mr. Piper stated he would speak to Mr. Brodzina and inquire whether he wishes to include the whole property.

Arian & Patricia A. Zarkhower – 38.6 acres – Ms. Yurchak provided a memo stating the Zarkhowers could construct a residence without subdividing if they removed the cabin that is currently there now. Mr. Pressler reviewed the land rating points for this property.

3.08 points for being 11 – 50 acres

+1 point for adjoining another parcel of land preserved in the OSPP

+2 points for adjoining an arterial street

-1 for containing more than 25% steep slopes and/or hydric soils

+2 merit points for wetlands, flood plains, streams, well head protection areas, and forests

Total Points 7.08

Lorin Nauman & Virginia Squier – 112 acres – There were no issue with this property. Mr. Pressler reviewed the land rating points for this property.

7.36 points for bring over 100 acres to 300 acres
+1 point for adjoining another parcel of land preserved in the OSPP
+2 points for being a parcel that creates a corridor, or when adjoining with another parcel of land preserved in the OSPP establishing a continuous corridor.
+2 points for adjoining an arterial street
+2 points for more than 25 % of the surface area being farmed for the previous five years
-1 for containing more than 25% steep slopes and/or hydric soils
+4 merit points for Class I & II soils and forests
Total Points 17.36

David & Diane Snyder – 25.8 acres – Ms. Smith stated she spoke with Mr. & Mrs. Snyder and they chose not to reserve 5.1 acres out of the OSPP and did not wish to include the 5.3 acres that are in Ferguson Township. Ms. Yurchak provided a memo that stated the Snyders could build a second home on the property without subdivision. Mr. Pressler stated there would be an issue with the road not being wide enough to support a third home. Mr. Pressler reviewed the land rating points for this property.

2.06 points for being 11 – 50 acres
+1 point for adjoining the State Game Lands
+2 points for adjoining an arterial street
+2 merit points for well head protection areas and forests
Total Points 7.06

Ronald, Lawrence & David Hagg – 11.4 acres – Mr. Pressler stated he completed a land rating on this property for 7 acres based on the memo that was received from the Township Engineer. Mr. Piper explained this property is completely in Halfmoon Township based on a subdivision plan that was submitted by an Engineer and approved by the Board of Supervisors. Mr. Piper explained the GIS mapping is not exact and can be off by quite a lot so since there is a surveyed map providing the acreage in Halfmoon Township the OSPP should use this plan. The Township Solicitor concurred that the OSPB should use this map. The Board requested that a decision be made which mapping device they are to use when reviewing OSPP applications. Mr. Pressler stated there was also a right-of-way issue with this property. Mr. Pressler reviewed the land rating points for this property.

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● **MOTION: Mr. Thomson moved to recommend the Thomas Brodzina OSPP Application for entry into the OSPP for 2010 to the Board of Supervisors; Mr. Brown seconded; Vote 5-0-0; Motion Carried.**

● **MOTION: Mr. Eberhart moved to recommend the Arian & Patricia A. Zarkhower OSPP Application for entry into the OSPP for 2010 to the Board of Supervisors; Mr. Thomson seconded; Vote 5-0-0; Motion Carried.**

● **MOTION: Mr. Thomson moved to recommend the Lorin Nauman & Virginia Squier OSPP Application for entry into the OSPP for 2010 to the Board of Supervisors; Mr. Eberhart seconded; Vote 5-0-0; Motion Carried.**

- **MOTION:** *Mr. Eberhart moved to recommend the Diane & David Snyder OSPP Application for entry into the OSPP for 2010 to the Board of Supervisors; Mr. Thomson seconded; Vote 5-0-0; Motion Carried.*

- **MOTION:** *Mr. Thomson moved to recommend the Ronald, Lawrence & David Hagg OSPP Application for entry into the OSPP for 2010 to the Board of Supervisors pending the solicitors approval on the right-of-way issue; Mr. Brown seconded; Vote 5-0-0; Motion Carried.*

5. RT VENTURES OSPP MODIFICATIONS TO LEASE

- **MOTION:** *Mr. Eberhart moved to approve the modifications to the RT Ventures OSPP Lease; Mr. Thomson seconded; Vote 5-0-0; Motion Carried.*

6. OTHER BUSINESS

Mr. Piper stated this program was set up to preserve as much open space for 99 year leases as possible and then preserve properties permanently and the Wildlife Corridor came earlier than foreseen. Mr. Piper stated it is important that the 2 mils is applied into the open space preservation account and the millage that was taken from the open space account for 2009 for the wildlife corridor have been transferred back into the open space account. Ms. Brown stated approximately \$59,000 has been transferred from the general fund back into the opens space preservation fund. Mr. Thomson questioned whether the properties that requested the 20 year advances could now receive those advances with that money transferred back over the open space preservation fund. Ms. Brown stated Mr. Piper has not figured that out yet. Mr. Piper stated he did not think the Berkobin property could make it through for this year. Ms. Brown stated it is tentatively scheduled for the agenda according to the solicitor. Mr. Pressler questioned whether this would raise the 25% limit again and then the open space fund would be in the same boat. Mr. Eberhart explained that the monies were moved into the general fund to help pay for the wildlife corridor that the 25% would not cover. Mr. Piper reminded the board that a few years ago there was millage taken away from the OSPP fund and will have to be paid back to the OSPP fund. Mr. Piper explained that it does not have to be paid back all at once and can be made in payments but does have to be paid back. Ms. Brown explained it would be 2011 until payments can begin to be made. Mr. Piper stated he thought this is a fantastic program and is glad to see the OSPP is back to 2 mills. Mr. Piper stated he attended the Harris Township meeting and explained the OSPP and they were very receptive. Mr. Piper discussed the school district freezing taxes and stated it would help if all the municipalities would come together and make that request again until there are results. Mr. Pressler stated as long as there are 200 acres being preserved every year than the program is not going wrong. Mr. Eberhart stated at some point there will have to be permanent purchases once most of the aces are preserved that can be preserved.

7. CITIZEN'S COMMENTS

There were no citizen's comments.

8. ADJOURMENT

The meeting was adjourned at 8:30 p.m.

- **MOTION:** *Mr. Pressler moved to adjourn the meeting at 8:30 p.m.; Mr. Merritt seconded; Vote 5-0-0; Motion Carried.*

