

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD  
REGULAR MEETING-MINUTES  
JULY 2, 2014**

**1. CALL TO ORDER**

Chair Ron Hoover called the meeting to order at 7:06pm. Other members present were Ben Pisoni, Patti Hartle, Christine Bracken-Piper and Joe Tylka. Staff present was Susan Steele, Manager, Amy Smith, OSPB Administrator and Rebekah Seymour, Recording Secretary. No audience was present.

**2. PLEDGE OF ALLEGIANCE**

**3. MINUTES**

Ms. Seymour suggested some grammatical revisions to the minutes of June 4, 2014 to which the board agreed with the revisions. Mr. Hoover revised wording in a paragraph listing a language suggestion made at previous meeting to which the board agreed with revisions.

- ***MOTION: Ben Pisoni moved to approve the meeting minutes of June 4, 2014 as amended; Joe Tylka seconded; Vote 5-0-0; Motion carried.***

**4. CONTINUED LAND RATING SYSTEM DISCUSSION**

Ms. Smith stated that after last meeting she took six properties and rated them under the changes suggested at last meeting. Ms. Smith pointed out that the highest score on the revised rating system also had one of the lowest acreages on the list so points come more from location of soils and their appeal to land developers, not necessarily acreage size. Ms. Bracken-Piper questioned if someone were to get a perfect score on the new rating system what it would be. Ms. Steele stated it was 11 and then after re-calculating stated it to be 9 as a perfect score. There was a brief discussion about total point scoring and consensus came to 8 as being a perfect score.

Mr. Hoover asked if a property comes into the program and his next door neighbor later comes into the program too does the original property now have a point added to their score. Ms. Steele stated no because the land rating system has no bearing except for entry into the program.

Mr. Tylka wondered if the board and staff felt that there might be anyone in the township that might get higher than a four on new system and if the board felt that asking for a property to be over a four to be eligible for inclusion is too aggressive. Mr. Tylka suggested that perhaps make it so that properties scoring 0-2 would not be included in program. Mr. Hoover suggested ranking the numbers for a priority system instead of having a minimum number. Mr. Pisoni stated then the board would need to list reasons for why the property is not being accepted into the program and he further stated that he stood behind his recommendation of putting in the ordinance that if the land cannot be developed than it should not be accepted into the program. There was brief discussion about point scaling and use of maps for awarding points and determining land that is already protected.

Mr. Tylka suggested using the rating system as an assistance tool in decision rather than it being the decision maker in allowing property into program. Ms. Steele stated that the rating system is in their program guidelines and not in the ordinance. There was a brief discussion about using land rating system either as an assistance tool or using it to make the final decision.

Ms. Steele will invite Ms. Liggett to the next meeting to help facilitate discussion on what may already be protected and usefulness of the maps pertaining to the Open Space Preservation program.

**5. OTHER BUSINESS**

None.

**6. CITIZEN'S COMMENTS**

There were no citizen's comments.

**7. ADJOURNMENT**

The meeting was adjourned at 8:45 pm. Ms. Smith and Ms. Seymour left at 8:15pm.

- ***MOTION: Mr. Tylka moved to adjourn the meeting at 8:45 pm; Mr. Pisoni seconded; Vote 5-0-0; Motion carried.***