

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
REGULAR MEETING-MINUTES
SEPTEMBER 17, 2014**

1. CALL TO ORDER

Chair Ron Hoover called the meeting to order at 7:04pm. Other members present were Patti Hartle, Lorin Nauman, Joe Tylka and Christine Bracken-Piper. Staff present was Susan Steele, Manager Amy Smith, OSPB Administrator and Rebekah Laird, Recording Secretary. No audience was present.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- *MOTION: Mr. Nauman moved to approve the meeting minutes of September 3, 2014 as submitted; Ms. Hartle seconded; Vote 5-0-0; Motion carried.*

4. SANDRA PODGURSKI APPLICATION

Ms. Smith reminded board members that this property had applied about two years ago but was forced to withdraw their application due to a deed issue after an onsite evaluation had been completed. Ms. Smith further stated that Ms. Podgurski's statement in the application showed there was no leins on the property and that she was requesting a ten year advance. There was a brief discussion about what surrounding properties were near the land tract to be put in. Ms. Smith stated that it was determined that approximately ten acres were found to be in the village zoning district and Ms. Podgurski is aware she would not be able to develop that land if it is accepted into the program. Mr. Tylka questioned if the OSPB would still be using the old scoring model for land rating to which Ms. Smith replied that they had to since a new one had not yet been approved. Mr. Tylka questioned if they were approving the application contingent on running forecasting model, scoring, etc. Ms. Smith stated this decision was merely to judge whether they would want the property at all before going through the process to officially accept the land into the program. Ms. Bracken-Piper questioned if there was any reason why the OSPB would not want to accept the land. Ms. Smith stated she would personally not take the property in due to its close proximity to development and commercial business so it did not make sense to preserve the property. There was brief discussion about zoning areas and development possibilities in the area. Mr. Nauman stated he disagreed and felt this is a property that the OSPB should accept into the program because the Township is looking at focusing development in the eastern end of the Township. Mr. Hoover stated that instead of focusing on question marks that might be coming up about accepting the program into property at least make the first step based on numbers to accept the application for review. Mr. Tylka stated that there was plenty of money for the application to be accepted for review.

- *MOTION: Mr. Nauman moved to accept the application for review; Mr. Tylka second; Vote 5-0-0; Motion carried*

- *MOTION: Mr. Nauman moved to accept request for ten year advance payment pending application acceptance into program; Mr. Tylka seconded; Vote 5-0-0; Motion carried.*

5. FORECASTING MODEL

Mr. Tylka demonstrated to board how the forecasting model is ran and the assumptions when a new application is considered for acceptance, using Ms. Podgurski's application as an example. When numbers are added it shows the ability for lease payments to be made throughout years. Mr. Tylka also stated that as economics change the assumptions can be changed to update the model.

6. OTHER BUSINESS

Ms. Smith stated the OSPB would be completing inspections on Saturday, October 4, 2014 during morning hours. There was brief discussion and it was decided that board members; Mr. Nauman, Mr. Hoover, Ms. Bracken-Piper and Mr. Tylka would be able to complete four 5 year reviews and one new application.

7. CITIZEN'S COMMENTS

There were no citizen's comments

8. ADJOURNMENT

The meeting was adjourned at 8:03pm.

- *MOTION: Mr. Tylka moved to adjourn the meeting at 8:03pm; Mr. Nauman seconded; Vote 5-0-0; Motion carried.*