

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD  
REGULAR MEETING-MINUTES  
SEPTEMBER 3, 2014**

**1. CALL TO ORDER**

Chair Ron Hoover called the meeting to order at 7:19pm. Other members present were Patti Hartle, Lorin Nauman, and Andy Merritt. Staff present was Susan Steele, Manager Amy Smith, OSPB Administrator, D.J. Liggett, CRPA (left at 8:18pm) and Rebekah Laird, Recording Secretary. No audience was present.

**2. PLEDGE OF ALLEGIANCE**

**3. MINUTES**

- *MOTION: Lorin Nauman moved to approve the meeting minutes of August 6, 2014 as submitted; Mr. Merritt seconded; Vote 4-0-0; Motion carried.*

**4. EASEMENT & APPRAISAL LANGUAGE FINALIZATION**

- *MOTION: Mr. Merritt moved to approve revision of ordinance based upon recommendations by Ms. Yurchak in memo dated September 3, 2014 to forward to Board of Supervisors; Mr. Nauman seconded; Vote 4-0-0; Motion carried.*

**5. LAND RATING SYSTEM DISCUSSION**

There was a brief overview from Ms. Liggett from questions that had been raised at previous meetings about what lands were considered to be already protected in the program. Ms. Liggett commented that the current land rating system appeared to be geared more toward preserving farm land instead of simply just open space. Ms. Liggett further commented that upon review of the OSPB ordinance it identifies not just developable land for preservation but also on criteria such as vistas, water quality, forest land, wildlife habitats, etc. Ms. Liggett stated that perhaps the OSPB would need to first define what kind of land the program is intending to preserve, just farm land or open space in general. Ms. Liggett gave examples of criteria in Harris Township land rating for similar program to preserve open space in general (i.e. geological development, wildlife habitats, historical character of land, etc.). Mr. Hoover questioned if they would need to define or make qualifications as to what constituted open space for preservation. Ms. Liggett stated that making subjective qualifications about the land and putting it through the system to determine its value to township, whether it be for the open space or to preserve Ag land. Mr. Hoover stated the intent of changing the land rating system was to make the process more objective to help support Board of Supervisor's decision to take in or reject an application. Ms. Liggett answered that it is not fully defined in the OSP ordinance and that a better tool to determine qualifying land is to use the zoning map. There was a brief discussion about the impact of future technology that could allow for development of land and that the program's original intent was to preserve "open space" not just "ag land." Ms. Steele asked for clarification that Ms. Liggett was suggesting the OSPB use zoning as a basic tool to see what would already be protected and make the rating system based revolved around the zoning maps. Ms. Liggett stated that she was suggesting that since zoning was in the process of attempting to change and catch up with what the open space had already begun to do to preserve land in the township by changing ag land development lot size so they would become true Ag. Ms. Steele suggested tabling further discussion until the re-zoning had been completed. Ms. Liggett also stated that the OSPB needed to decide what the

intent was of the program, to preserve open space in general or more Ag land. There was brief discussion of what the Planning Commission has started with the current re-zoning.

**6. OTHER BUSINESS**

Ms. Steele stated there was one application set for next meeting to discuss. Mr. Hoover inquired about the acreage of the property. Ms. Smith stated there was 40.25 acres and they are requesting a ten year advance.

**7. CITIZEN'S COMMENTS**

There were no citizen's comments

**8. ADJOURNMENT**

The meeting was adjourned at 8:35pm. Ms. Liggett left the meeting at 8:18p

- ***MOTION: Mr. Nauman moved to adjourn the meeting at 8:35pm; Mr. Merritt seconded; Vote 4-0-0; Motion carried.***