

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
REGULAR MEETING – MINUTES
JULY 22ND, 2009**

1. CALL TO ORDER

Chair Lee Pressler called the meeting to order at 7:05 p.m. Other members present were Bob Eberhart, Ron Hoover, Jerry Brown and Brooks Way. Staff present was Greg Love; Karen Brown, Acting Manager and Amy Smith, Minute Recorder. No Audience present.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

• ***MOTION: Mr. Brown moved to approve the minutes of May 27th, 2009; Mr. Hoover seconded; Vote 5-0-0; Motion Carried.***

4. NATURAL GAS & OIL EXTRACTION ON WLC

Mr. Love explained that DCNR would like to add the following additions to the conservation easement for the Wildlife Corridor:

Article III – Subject to review, Extraction Improvements and Improvements for Renewable Energy but only if located wholly beneath the surface at a depth at which there can be no impairment of water or other resources described in the Conservation Objectives. No Access drives to service any such improvements are permitted.

Article IV – Subject to review, extraction of natural gas or oil, and injection or release of water and other substances to facilitate such extraction, but only at subterranean levels at a depth at which there can be no impairment of water or other resources described in the Conservation Objectives. No surface activities or uses, including construction activities, incident to such extraction are permitted.

Generation of Renewable Energy and transmission of such energy if and to the extent improvements for that purpose are permitted under Article III.

Ms. Yurchak is requesting the OSPB review the additions and provide comments back to her. Mr. Love explained the Township and the DCNR would need to review any requests before approval is given regarding the extraction of renewable energy or the extraction of natural gas & oil, and the injection or release of water and other substances to facilitate such extraction. Mr. Eberhart stated the Article III addition pertains to items such as wind generation and solar panels. There was discussion on whether this addition means there can really not be any extractions on the WLC because there is no access provided on the property. Mr. Way stated the drills can bore sideways and at angles so it does not necessarily mean the drill has to on the property for extraction. Mr. Eberhart questioned where this language would go in the conservation easement. Mr. Love provided the current version of Articles III & IV and pointed out where the additions would be inserted. Mr. Hoover stated since the Township and DCNR would get to review any requests he does not see a problem adding this language.

• ***MOTION: Mr. Hoover moved to approve including the language of modifications to the proposed conservation lease agreement; Mr. Eberhart seconded; Vote 5-0-0; Motion Carried.***

5. OTHER BUSINESS

Mr. Eberhart questioned how many applications have been received for review for next year. Mr. Love stated there have been three applications received totaling 154.5 acres. There have been applications received from Ronald, Lawrence & David Hagg for 11.4 acres; Lorin Nauman & Virginia Squier for 112 acres and David & Diane Snyder for 31.1 acres. Mr. Eberhart stated he knew of another application that will be submitted for around 30 acres. Mr. Love stated all three of the applicants requested twenty year advances. Mr. Eberhart questioned whether there would be enough funding to provide these applications with twenty year advances. Ms. Brown provided current funding amounts and explained the WLC monies and advance payments for last years applications would have to be paid out of that amount. Mr. Love stated after those payouts have been subtracted there would be enough funding. Mr. Love explained that the current twenty year advance requests would not be paid out until next year so that would mean that another year of funding will have accumulated at that point. Mr. Eberhart questioned whether there was any information regarding negotiations between Mr. Berkobin and Mr. Dreibelbis & Ms. Spencer for restrictions on the 66 acres. Mr. Love stated they are still in negotiations and has no information. Mr. Love stated the 66 acre tract still needs a deed, appraisal, subdivision and survey completed to complete the OSPP application. Mr. Eberhart questioned why there was not a set date for the completion of the appraisals on the bid to ensure they were received in a timely manner. Mr. Love stated there could have been one set but there was not. Mr. Eberhart stated he felt that if in the future this needs to be completed again that dates be set for completion. Mr. Eberhart questioned the status of the other 2008 applications. Mr. Love stated Mr. & Mrs. Thomsons subdivision has been completed and he is waiting for them to return to the state to complete paperwork. Mr. Love stated Mr. Brown has some survey maps to review that were provided by the Township Engineer and paperwork to complete. Mr. Love stated Mr. Piper & Mr. Bracken-Pipers application is complete. Mr. Eberhart questioned that status of the 5 yr. review amendment to the OSPP ordinance. Mr. Love stated it needs to be reviewed by the Planning Commission. Mr. Eberhart requested Mr. Love add that to the next Planning Commission agenda.

6. CITIZEN'S COMMENTS

There was discussion of sewage and subdivision requirements and costs for Ferguson Township and Halfmoon Township.

7. ADJOURMENT

The meeting was adjourned at 8:10 p.m.

- ***MOTION: Mr. Way moved to adjourn the meeting at 8:10 p.m.; Mr. Hoover seconded; Vote 5-0-0; Motion Carried.***