

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD
REGULAR MEETING-MINUTES
FEBRUARY 3rd, 2016**

1. CALL TO ORDER

Chair Ron Hoover called the meeting to order at 7:03pm. Other members present were Joe Tylka, Lorin Nauman, and Jim Smith. Staff present was Amy Smith, OSPB Administrator, Susan Steele, Manager, Jeff Stover, Township Solicitor and Rebekah Laird, Recording Secretary.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

- *MOTION: Mr. Tylka moved to approve the meeting minutes of January 3rd, 2016; Mr. Nauman seconded; Vote 4-0-0; Motion carried.*

4. 10% EXCEPTION DISCUSSION

There was a brief discussion about advance payment payback language and clarification of who pays for legal fees when amending the lease when taking land out of the program.

Ms. Steele asked Mr. Stover how the draft language of the 10% exception looked to which he replied that it was fine with a few things he might have worded differently but they were so trivial he would not bring them up. There was a brief discussion about changes made to show consistency in the document. Ms. Steele asked if possibly they could make some examples to explain some details. Mr. Stover stated that it might not hurt but he felt that everything was explained thoroughly enough.

There was a discussion about Burns subdivision and what that would mean with new law if they want to make it 5 lots instead of the 3 that is allowed by current ordinance, they would need to come back with a new plan for the other 4 if they take one now. This led to a discussion on possible new zoning and its impacts on being able to take out 10% of land. It was stated that there was listening sessions set up for the new zoning and that the OSPP properties could bring up concerns then. Mr. Hoover suggested maybe putting aside the 10% exception amendment with the possibility of new zoning. Ms. Steele and Mr. Stover stated that it would make no difference at this time since the new zoning might not go through for another 2 years maybe. The OSPB agreed that it was best to make amended changes now and change it later if need be.

- *MOTION: Mr. Tylka moved to recommend changes made to the 10% exception ordinance to the Board of Supervisors; Mr. Smith seconded; Vote 4-0-0; Motion carried.*

5. OTHER BUSINESS

There was a brief discussion on who owns the development rights to properties if OSPP would partner with the county program to which Mr. Stover stated that it would appear that the township would own the development rights.

6. CITIZEN'S COMMENTS

There were no citizen's comments

7. ADJOURNMENT

The meeting was adjourned at 7:58pm.

- *MOTION: Mr. Nauman moved to adjourn the meeting at 7:58pm; Mr. Tylka seconded; Vote 4-0-0; Motion carried.*