

**ADA TOWNSHIP  
OPEN SPACE PRESERVATION ADVISORY BOARD  
MINUTES OF THE FEBRUARY 9, 2012 MEETING**

A regular meeting of the Open Space Preservation Advisory Board was held on Thursday, February 9, 2012. The meeting was called to order at 4:05 p.m. by Chairperson Betty Jo Crosby at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

**PRESENT:** Dan Bergman, Betty Jo Crosby, George Haga, Jamie Ladd, Paul Leblanc, Elise Roe, Rick Steketee, Jeff VandenBerge

**ABSENT:** Randy Damstra

**STAFF PRESENT:** Jim Ferro, Planning Director

**APPROVAL OF MINUTES OF THE JANUARY 12, 2012 MEETING**

Ladd requested that the word “for” be inserted prior to the phrase “two years” on page 2 of the minutes, in the 4<sup>th</sup> line of the 5<sup>th</sup> paragraph in the discussion of the proposed budget and the Capital Improvements Plan.

Moved by Roe, seconded by VandenBerge, to approve the January 12 meeting minutes with the amendment as proposed by Ladd.

Motion passed unanimously.

(Note: Steketee arrived at 4:15 p.m.)

**TITLE INSURANCE ON GILMORE PROPERTY**

Ferro presented a title insurance commitment and premium quote for the property conveyed to the Township by John Gilmore. He noted that nearly all of the title exceptions that once existed on this property have been cured, including the mortgage against the property. Ferro stated the only significant remaining exception is a conservation easement on a large portion of the property that is held by the Michigan DEQ. Ferro stated the restrictions in the easement prohibit nearly all forms of disturbance or alteration of the property, including construction of trails. Ferro noted the easement boundary does not encompass the entire property, and that there is sufficient land outside the easement to accommodate a potential future riverfront trail.

It was moved by Haga, seconded by Leblanc, to approve purchase of the title insurance policy.

Motion approved unanimously.

**FLOODPLAIN STATUS OF 6195 EAST FULTON PROPERTY/IRRIGATION SYSTEM STATUS**

Crosby referenced communication received from the Michigan DEQ confirming that the Carl Creek corridor through the 6195 East Fulton property is not within a regulated floodplain.

Ferro reported that the Country Homes of Ada Condo Association has a membership meeting scheduled in April that will include a site inspection of the condo property, and that he would attend this meeting to include a visit to the irrigation water pumping system on the creek. Ferro noted we will also be proceeding with proper closure of the abandoned well located on the property.

**CARL CREEK HEADWATERS PROTECTION**

Haga reported he and Damstra have not yet contacted Amway about a possible conservation easement on the catalog warehouse property.

### **PROPERTY AT 4950 KNAPP ST.**

Ferro presented the response from the Road Commission regarding proposed cost-sharing on purchase of the property at 4950 Knapp St. He noted that based on the Road Commission's proposed allocation of different cost components, their share of total acquisition and demolition costs would be about 40%. Ferro also summarized the results of the Phase 1 environmental assessment, and the proposal from Dixon Environmental for removal of underground fuel storage tanks that may be on the property.

VandenBerge asked whether the Road Commission had a schedule for making intersection improvements, if the property is acquired. Ferro stated he was not aware of any specific plan for intersection improvements, or a schedule for making them. VandenBerge stated he believes we should have a plan and commitment from the Road Commission for intersection improvements and for removal of the house, if the project proceeds.

Leblanc stated it appeared to him that the Road Commission would benefit more from the acquisition of the property than the Township. He asked what benefit there is to the Township other than aesthetic improvement. Ferro stated there is the ability to route a trail around the corner, if a pedestrian crossing of the river on Knapp St. is pursued in the future. Crosby stated there is potential for a small resting area along the trail network that could be installed on the site. Ferro stated the Advisory Board would need to consider at what level it is willing to allocate open space preservation funds for this project.

(Note: Members Roe and Haga left the meeting at this time).

Comment was also made that the property has very little development potential, and that the purchase price of \$75,000 that was assumed in Ferro's total cost estimate for the project seems high.

Ferro was asked to follow up with the Road Commission regarding intersection improvement plans and to use the Advisory Board's feedback in negotiations with the property owner.

### **RESOLUTION OF APPRECIATION TO RANDY VANDRAGT**

It was moved by Ladd, seconded by Steketee, to approve the resolution recognizing the service of Randy VanDragt to the Advisory Board.

Motion passed unanimously.

### **MEMBER AND STAFF COMMENTS/REPORTS**

Crosby pointed out that the membership roster for the Advisory Board on the Township web site needs updating. Ferro stated he would address this.

VandenBerge asked whether the Township has looked into the availability of the current Canterbury Creek Preschool site for acquisition, now that they plan to re-locate. Ferro stated it has been some time since the Township made inquiries regarding the property, and that its ownership changed within the last two years. He stated that we could make a new inquiry regarding the property.

### **PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

The meeting was adjourned at approximately 5:35 p.m.

Respectfully submitted,

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Susan Burton  
Township Clerk  
RS: jf