

**ADA TOWNSHIP
OPEN SPACE PRESERVATION ADVISORY BOARD
MINUTES OF THE JUNE 11, 2009 MEETING**

The meeting was called to order at 4:00 p.m. by Chairperson Betty Jo Crosby.

PRESENT: Betty Jo Crosby, George Haga, Elise Roe (at approx. 5:00 p.m.) Rick Steketee, Mischelle Sytsma, Jeff VandenBerge

ABSENT: Randy Damstra, Jamie Ladd, Randy VanDragt

STAFF PRESENT: Jim Ferro, Planning Director

PUBLIC PRESENT: None

APPROVAL OF MINUTES OF THE MAY 14, 2009 MEETING

It was moved by Sytsma, seconded by Steketee, to approve the minutes of the May 14 meeting.

Motion approved unanimously.

STATUS REPORT ON OPEN SPACE PRESERVATION PROJECTS

a. 383 Pettis Ave. Property Acquisition

Ferro reported that he has been informed that the 383 Pettis Ave. property will soon be listed for sale. He stated that he is working with the Assessor to prepare a new offer for the property. He also reported that the residence has been vacated.

b. Gilmore/MDOT Property on former Thornapple River – Status of Title

Ferro reported he had spoken to Rick Rankin, who told him that he has discussed this matter with Mr. Gilmore, and that Mr. Gilmore stated he would get this matter taken care of.

c. VanderWarf Family Trust Property at 2025 and 2200 Honey Creek Ave.

Ferro reported that the VanderWarf family has decided to list portions of the property for sale.

Haga suggested the possibility of the Township purchasing the property, putting a conservation easement on it, and then re-selling the property.

Ferro stated that there is language in the Open Space Preservation ordinance that speaks to the conditions under which the Township may sell land that has been acquired with land preservation funds. He stated he would review these provisions as to how they would apply to this possibility.

d. Nominated Property at 5504 Ada Dr. – Status of Site Visit

It was noted by Ferro and Crosby that a follow-up letter still needs to be sent to Mr. Ron Isbeque, who nominated the property for the Board's consideration.

e. Roberts Property at 2455 Pettis Ave. – Status of Site Visit

VandenBerge and Sytsma expressed interest in participating in a site visit to this property. Ferro will attempt to recruit former member Greg Forbes to participate as well.

f. Raymond Property at 180 Pettis Ave. SE - Preliminary Evaluation Results

Ferro reviewed the two proposals that had been received for completing an appraisal of the Raymond property. He noted that two other appraisers had declined to submit proposals, one due to a conflict of

interest, and one due to lack of time to complete the assignment. He also related the feedback he had received from appraisers that the results of an appraisal were not likely to place a very high value on the development rights, due to the access constraints on the property. Ferro stated that if we already know that the property has little development potential under current conditions, there may not be much benefit to be gained from conducting an appraisal. Ferro also provided members with a map showing ownership of surrounding properties, and observed that the current access limitations which preclude more intense development of the property could be overcome and eliminated if one or more adjacent properties could be acquired.

Following discussion, it was moved by Haga, seconded by Sytsma, to recommend selection of Yankee & Associates to complete an appraisal of the development rights value on the property, for a fee not to exceed \$3,200.

Motion failed by a 2-3 vote.

Ferro stated that one way of obtaining a more useful appraisal may be to request that the appraiser conduct the appraisal assignment with the assumption that there is unconstrained access to the property across adjoining properties, providing access from both Honey Creek Ave. and Pettis Ave. He noted that this may be a valid assumption to make, since this is the circumstance that we are hoping to avoid in the future. He stated that because of the attractiveness of the Raymond property for potential home sites, it is not unreasonable to expect that someone in the future would secure access to the property through adjacent property, in order to develop the Raymond property more intensely. Ferro noted that this has already occurred to a large degree in the immediate surrounding area.

Haga stated that he would still want to know what the value of the property is under current conditions.

Following discussion, it was moved by Steketee, seconded by Sytsma, to recommend the selection of Yankee & Associates to conduct an appraisal for a fee not to exceed \$3,200, based on an assumption that the property has unlimited right of access from Honey Creek Ave. and from Pettis Ave.

Motion passed by a roll call vote, with Steketee, Sytsma, Crosby and VandenBerge voting Yes; Haga voting No.

Ferro stated he would contact Dave Yankee to determine whether the appraisal could be conducted with the stated assumption regarding access, and whether it could be done for the originally-quoted fee amount of \$3,200.

Elise Roe arrived at this time.

MARKETING/PROMOTION

The Board reviewed comments on the draft brochure text which had been submitted by various members. Crosby indicated that the Committee would incorporate consideration of the comments in preparing a final draft.

MEMBER AND STAFF COMMENTS

None.

PUBLIC COMMENT.

There was no public comment.

ADJOURNMENT

The meeting was adjourned at approximately 5:50 p.m.

Respectfully submitted:

Susan Burton
Ada Township Clerk
rs:jf