

**ADA TOWNSHIP
OPEN SPACE PRESERVATION ADVISORY BOARD
MINUTES OF THE SEPTEMBER 9, 2010 MEETING**

The meeting was called to order at 4:10 p.m. by Chairperson Betty Jo Crosby.

PRESENT: Betty Jo Crosby, George Haga, Jamie Ladd, Elise Roe, Mischelle Sytsma, Randy VanDragt, Jeff VandenBerge

ABSENT: Randy Damstra, Rick Steketee

STAFF PRESENT: Jim Ferro, Planning Director
Mark Fitzpatrick, Parks Director
Debbie Rashid, Assessor

PUBLIC PRESENT: Brian Gary, Dick Cooper

APPROVAL OF AGENDA

The agenda was approved by consent.

APPROVAL OF MINUTES OF THE AUGUST 12, 2010 MEETING

Crosby commented that the draft minutes show Steketee as neither present nor absent. Ferro confirmed that Steketee was in attendance at the meeting. It was moved by Ladd, seconded by Roe, to approve the minutes of the August 12, 2010 meeting, with correction to show Steketee as present.

Motion approved unanimously.

STATUS OF PROJECTS

a. Raymond Property

Haga reported on a meeting held with the Assessor, Debbie Rashid, Brian and Melissa Gary and their attorney, regarding the Township's ability to provide the Gary's with information regarding the impact of a conservation easement on the taxable value of the Raymond property, if they acquire it.

Haga stated it was determined through this meeting that an appraisal would be in order, and Haga suggested splitting the cost of an appraisal between the Garys and the Township.

Note: Sytsma and Vandenberg arrived at approximately 4:20 p.m.

Brian Gary stated he believes that a conservation easement on the property would be in everyone's best interest, but that it needs to work for him economically.

After additional Board discussion, Ladd suggested that the matter of conducting an appraisal be referred to a Subcommittee consisting of Vandenberg, Ladd and Damstra.

The consensus of the Board was to proceed as suggested by Ladd.

b. Cooper Property

Ladd presented fee quotes he obtained for conducting an appraisal of a potential conservation easement on the Cooper property. He noted that the cost of the appraisal would be shared equally between the Coopers and the Township. In addition, the Coopers wish to proceed with a conservation easement on the portion of the property that is largely wetland, located adjacent to Bailey Drive, prior to the end of the year.

Dick Cooper stated that they would consider in the future whether to place additional land under a conservation easement.

Ladd stated that of the 3 appraisal quotes, he suggests that we use the phased approach suggested by Sabin Valuation, which includes an initial limited scope study that will produce a likely range of values for the conservation easement, for a fee of \$2,000 to \$2,500. If the results of the initial study are acceptable to the owner, the full appraisal and report can be requested by the Township, for a total fee of \$4,000 to \$5,000 for both reports.

Following discussion, it was moved by VanDragt, seconded by Sytsma, to proceed with an appraisal on the Cooper property, for a total fee not to exceed \$5,000.

There was additional discussion regarding the use of the phased approach as proposed by Sabin Valuation.

Haga offered an amendment to the motion to provide that the appraisal shall be conducted in phases as described in the Sabin proposal, with the fee for the limited scope, range-of-value appraisal to not exceed \$2,500, with the full appraisal report completed at the option of the Township, for a fee not to exceed \$5,000 for both phases combined, with the cost of the appraisal shared equally between the Township and the property owner.

The amendment was seconded by Roe.

On a vote for the amendment, the amendment to the motion was approved unanimously.

On a vote for the motion as amended, the motion was approved unanimously.

c. 383 Pettis Ave. Site Restoration

VanDragt suggested delaying planting of trees and shrubs on the site until mid-October or later, to maximize survival of the plant materials.

It was suggested that Mark Fitzpatrick could recruit additional volunteers for the volunteer planting day.

PUBLIC COMMENT. None.

The meeting was adjourned at approximately 6:00 p.m.

Respectfully submitted:

Susan Burton
Ada Township Clerk
rs:jf