

**ADA TOWNSHIP
OPEN SPACE PRESERVATION ADVISORY BOARD
MINUTES OF THE NOVEMBER 10, 2011 MEETING**

A regular meeting of the Open Space Preservation Advisory Board was held on Thursday, November 10, 2011. The meeting was called to order at 4:10 p.m. by Chairperson Betty Jo Crosby at the Ada Township Offices, 7330 Thornapple River Dr., Ada, MI.

Crosby welcomed new Board member Paul Leblanc to the meeting.

PRESENT: Betty Jo Crosby, Randy Damstra, George Haga, Paul Leblanc, Elise Roe, Rick Steketee, Jeff VandenBerge

ABSENT: Dan Bergman, Jamie Ladd

STAFF PRESENT: Jim Ferro, Planning Director

PUBLIC PRESENT: Gary Vos

APPROVAL OF MINUTES OF THE OCTOBER 13, 2011 MEETING

It was moved by Roe, seconded by VandenBerge, to approve the minutes of the October 13, 2011 meeting as presented. Motion passed by 7-0 vote.

PROPERTY ACQUISITION AT 6195 EAST FULTON

Ferro reported he and Haga had met with Gary Vos regarding the concept discussed last month of the Township purchasing the northern portion of the property and the neighbor to the west possibly purchasing the southern portion of the property. Ferro stated Vos had responded that he did not wish to divide the property, but had offered to reduce the purchase price by \$20,000, from \$150,000 to \$130,000.

Ferro pointed out that the Township would still need to incur \$2,220 in consulting fees for preparing a Baseline Environmental Assessment and Due Care Response Plan, to address the elevated arsenic level that was found in one soil sample on the property.

Crosby asked Vos whether he wished to make any comments.

Gary Vos stated he intends to sell the property, and would like to see it owned by the Township. He stated that several years ago, the neighbor to the west expressed interest in purchasing the property by land contract, but that he no longer is interested in purchasing the property.

The Board discussed whether it might still be possible to negotiate terms with the Country Homes of Ada condo association to abandon their irrigation system and easement on the property. In addition, the possibility of modifying the system to place piping underground was discussed.

Ferro was asked to obtain a cost estimate for the cost of burying the irrigation piping.

Gary Vos stated he was willing to reduce the purchase price to \$120,000, to assist the Township in the costs of dealing with the condo association or in modifying the irrigation system.

Following further Board discussion, it was moved by Damstra, seconded by Haga, to recommend that the Township acquire the Vos property, for the amount of \$120,000.

Motion passed by 7-0 vote.

STATUS OF PROJECTS

Cooper Property on Bailey Dr.

Ferro reported that Dick Cooper was placing highest priority on completing his Forest Stewardship Management Plan, and getting his property enrolled in the State's Qualified Forest Management program, which makes the property eligible for a property tax break.

Ferro stated that the Coopers have already left for Arizona for the winter, so any further discussions with them regarding a conservation easement will probably not occur until Spring, 2012.

Gilmore Property Mortgage Release, Letter to Property Owner

Ferro reported that John Gilmore had recently contacted him to obtain a map showing the Township's planned trail location in relation to the Gilmore property, that he could present to his bank in obtaining a mortgage release on the property.

STATUS OF RIPARIAN PROTECTION REGULATIONS

Crosby reported she had spoken to Planning Commission Chair Korth recently about the status of the proposed revisions to the riparian protection standards. Korth had stated that members of the Planning Commission had expressed the view that the Township Board was unlikely that the Township Board would approve revisions to the rules at this time.

Ferro reported that the Planning Commission postponed action on revisions to the rules until August, 2012. Ferro also stated that the results of the citizen opinion survey conducted by the Planning Commission this summer shed some light on public support for riparian protection regulations.

8. Member and Staff Comments/Reports

Letter to Forest Glen Residents Regarding Yard Waste Disposal Encroachments at Carl Creek Wetland Preserve:

Ferro reviewed the letter that was sent to property owners adjacent to the Carl Creek Wetland Preserve whose properties are thought to be the source of yard waste deposited on the preserve property. Ferro noted he had not yet made follow-up calls to these property owners.

It was noted that the letter did not request that corrective action be taken by these property owners to remove the deposited material. Ferro suggested that these individuals be invited to participate in future volunteer stewardship work outings.

Steketee brought up the previous discussion that had occurred regarding the possibility of having a conservation easement placed on the Amway catalog warehouse property, which is the headwaters of Carl Creek, and asked what the status of this was.

Ferro replied that there has not yet been any follow-up action. It was noted that next steps on this should be taken by the Township.

Damstra reported that the Rieth Riley Construction Co. property on Pettis Ave. will be going on the market soon. He noted he had asked them whether they would sell the riverfront portion of the property to the Township, and their response was that they were not interested in selling it in pieces.

Crosby also reported on the annual fall olive autumn removal project that was undertaken by Goodwillie Environmental School students and parents on the school property this past Monday.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

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

Respectfully submitted,

Susan Burton
Township Clerk
RS: jf