

**ADA TOWNSHIP
OPEN SPACE PRESERVATION ADVISORY BOARD
MINUTES OF THE DECEMBER 8, 2011 MEETING**

A regular meeting of the Open Space Preservation Advisory Board was held on Thursday, December 8, 2011. 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: Betty Jo Crosby, Randy Damstra, George Haga, Jamie Ladd, Paul Leblanc, Elise Roe, Rick Steketee, Jeff VandenBerge

ABSENT: Dan Bergman

STAFF PRESENT: Jim Ferro, Planning Director
Mark Fitzpatrick, Park Director

APPROVAL OF MINUTES OF THE NOVEMBER 10, 2011 MEETING

It was moved by Damstra, seconded by Leblanc, to approve the minutes of the November 10, 2011 meeting as presented. Motion passed by 6-0 vote.

STATUS OF PROJECTS

6195 E. Fulton St. Acquisition

Ferro reported that closing on the acquisition of the property at 6195 East Fulton St. is scheduled for December 21.

Damstra asked whether a mountain bike trail could be put on the Bottrall and Vos properties, as there is a need for this in the area. Ferro responded that between wetlands and steep sloped areas, there was not a lot of room for this type of trail.

Ferro reported on contact from the neighbor to the Bottrall property that a person in a pickup truck was observed dumping a truckload of leaves on the Bottrall property, and then driving away. In addition, the neighbor reported that someone has been walking through the Bottrall property and then onto her property, walking south on her property toward the Country Homes of Ada. She asked whether signage or a fence could be installed if this continues to be a problem. Ferro stated he asked her to continue to observe whether this continues, and if it is a continuing problem, we will take steps to address it.

Gilmore Property Mortgage Release

Ferro reported that we have received the signed mortgage release from John Gilmore, for the property that was conveyed to the Township by quit claim deed. It was suggested that we should obtain an owner's title insurance policy for the property. Ferro stated this would be pursued after the mortgage release shows up in the Register of Deeds records.

DISCUSSION OF RACINE PROPERTY AT 4980 KNAPP ST.

Ferro reported on discussions he has had with a real estate agent on behalf of the owner of the property at 4980 Knapp St. NE. The likelihood of there being underground fuel tanks at the site was discussed, and the impact that this has on the negotiation of a purchase agreement and purchase price. The need to communicate again with the Kent County Road Commission regarding their possible financial participation in an acquisition of this property was discussed. The development of a strategy for negotiating a possible acquisition of the property was referred to a subcommittee comprised of Haga, Ladd and VandenBerge.

DISCUSSION OF CARL CREEK HEADWATERS AT AMWAY WAREHOUSE PROPERTY

The Advisory Board discussed the possibility of working with Amway Corp. to have a conservation easement placed on a portion of the Amway Catalog Warehouse property on Spaulding Ave., in order to protect the "headwaters" of Carl Creek that is located on the property.. Ferro displayed aerial photographic mapping of the Amway Catalog Warehouse site, with identification of an approximate 2 acre area that is the headwaters of Carl Creek. Ferro pointed out that nearly all of the runoff from paved areas and rooftops at this site is directed to a very large storm water detention pond, and that no uncontrolled discharge of runoff to Carl Creek occurs on the site. Ferro noted that the headwaters area on the site is only about 2 acres in size, and since much of it is regulated wetland, it is not very vulnerable to development. The wooded hillside that is located to the north of the warehouse building was also discussed as a conservation easement candidate, since it acts as a natural visual screen of a large portion of the warehouse building, as viewed from Fulton St. Ferro also noted that the Amway-owned vacant property north of the railroad has a storm sewer system installed that goes underneath the railroad and connects to the large storm water detention pond on the warehouse property. As a result, any development of the property north of the railroad could also have an impact on Carl Creek.

Ferro was asked to contact Amway Corp. about the potential for a conservation easement to be placed on the site.

MEMBER AND STAFF COMMENTS/REPORTS

Ferro reported on phone calls he has made to the 4 property owners who were sent letters regarding disposal of lawn waste in the Carl Creek Wetland Preserve. The consensus of the Board was that no other action should be taken at this time.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at approximately 5:15 p.m.

Respectfully submitted,

Susan Burton
Township Clerk
RS: jf