

Open Space Advisory Committee

Meeting Minutes

Tuesday, September 26, 2017

Attending committee members: Jody Reinbold, Jeff Goldberg and Don Cook

Guests: Sara Shick, Brian Curry, Pam Brown of French and Pickering Creeks Conservation Trust (F&P), Elizabeth Gavin attorney representing the Duey Family, Brian Sundermeir from Natural Lands (NL), Chris Stoner from Keller Williams representing NL in sale of lots of Bryn Coed

Called to Order at 5:05pm by Jody Reinbold

Approval of Minutes from our Tuesday, July 25, 2017 meeting and August 22, 2017 meeting. Don Cook made a motion to approve the minutes from 7/25/17 and 8/22/17 (as edited). Jeff Goldberg seconds, motion passes unanimously.

Accounting of Present Open Space funds prepared by Erica Batdorf, Township Manager – none submitted due to Township Manager's maternity leave

Old Business

Review of Parcels over 100 acres, 25 acres, 10 acres. To create "Wish list" of available parcels not conserved. Jody Reinbold reviewed and cross-referenced the "protected lands in West Vincent Township" map provided by Pam Brown and maintained by F&P to the West Vincent Townships "Preserved Parcels in West Vincent Township" listing. F&P has an outside consultant update the map so it is unavailable to this Committee for editing use. However, Jody will provide Pam Brown with her questions in order to improve the maps accuracy.

Status of Sale of Cow Palace – Jody stated that in an email from David Brown, "no action has yet been made by the BOS".

Ms. Gavin, stepped forward to speak on behalf of the Duey Family: She summarized the Duey's offer to purchase the cow palace and surrounding land (approx. 12+ acres) which had been previously provided in writing to the BOS. This includes: the purchase of the cow palace for it to be turned back into agriculture / aquaculture (a hydroponic plant growing greens and tilapia, as well as a research and development area), the plant would not need security, and the roof would be replaced with solar tiles which would provide additional electric to be able to be used elsewhere including on the proposed adjacent township park. In the Duey plan, they would provide the following to the proposed adjacent township park: restrooms (men's, ladies', including diaper changing areas), an area inside the secured 4 bay garage to house the proposed adjacent township park lawn maintenance equipment, rehab and maintain the current storm water basin (in perpetuity), rehab and maintain the parking lot (in perpetuity) with an allowance for horse trailer parking, install and maintain in perpetuity a water fountain, a water troughs for horses and dogs, picnic tables, a gazebo overlooking the pond, a building to house historic records and be open to the public as a museum, education space for school children to learn about aquaculture, lower height solar panels for educational use. Ms. Gavin pointed out that the plan would include a separate parking area for horse trailers, and guaranteed access for Township residents to use the area around the barn for recreation and to connect to the NL trails. She also said there would be no need for outdoor lighting around the cow palace building as farming would be done by two 8 hour shifts and be closed at night. If for any reason, this agriculture / aquaculture plant would become abandoned and no longer used, the property would be first offer for sale to West Vincent Township and NL and if needed the building would be demolished by the family as a condition of sale.

Our committee was concerned how a family could be responsible for "in perpetuity". What type of easement or ownership would there be; what risk might be associated with having farming operations in the middle of the proposed

township park. As well as, how to insure that they Duey's plan for the cow palace be executed in accordance with our township rules and regulations.

Ms. Gavin, then reported on the Mr. Duey has proposed another option to the BOS, which was NOT in writing, which was an offer by the Duey family to purchase the entire 72 acre parcel (including cow palace) and suggested that NL could offer West Vincent Township a different area of Bryn Coed that might include steep slopes and / or wet lands to be used as a proposed township park. Apparently, Mr. Duey might help plant trees on the alternate property to grow into future shade trees for the proposed future township park.

Ms. Gavin asked to attend and present at our October 24, 2017 meeting.

Status of Bryn Coed – Mr. Sundermeir of NL, confirmed NL's offer to the township for the purchase of 72 acres of open space, which would include the demolition of the cow palace and various other buildings (at prevailing wages) for a total of \$1.6 million.

Since the committee has received no documentation or a specific request from the supervisors, we are unable to make a recommendation on either the 72 acre potential township park and on either of Mr. Duey's 2 offers.

Status of Hollow Road property that is working with F&P – Pam Brown is still working with this land owner.

Status of St Matthews property (52.38 acre) – original development plans supplied by township. The owner would like to retain 4 lots for a subdivision. The TDR calculation to be conducted by Cedarville, has not yet been finalized. We expect to receive it for our October 24th meeting. We received a site map for this parcel and noted the proximity to preserved lands, several streams which are headwaters of the French Creek, current agriculture use, gateway to our township, and an impressive tree line. We will be ranking this parcel and the possibility of setting up a site visit for this committee.

Status of Current Ranking – no change as of now, but we expect a change with the ranking of the 52.38 parcel on St. Matthews.

New Business

December 2017 meeting date: Our monthly meeting should be 12/26/17. We will reschedule to 12/12/17 or 12/20/17, but we will decide at our October meeting. The township will need to notify the public of this change.

Open Space Committee table at the Sustainability Fair 10/14/17 10am – 3pm. We decided not to have a Township Open Space table. Don Cook who will be manning the Horseshoe Trail table will be able to provide information. As will former Open Space Committee members Pam Brown and Sara Shick.

Next Meeting: Tuesday, October 24, 2017 at 5:00pm

Meeting adjourned at 6:30pm