

East Pikeland Township Open Space Committee
April 28, 2009

Meeting began 7:00 Meeting ended 8:10

Present: Rusty Strauss, David Jarvie, Kim Dunn, Frank Giardina, Stock Illoway, Marilyn Randolph, Leo Galletto

Absent: David Toth, George Irwin

Also Present: Brian O'Donnell

Approval of minutes from March 24, 2009 meeting:

A motion to approve the minutes was made by Stock, seconded by Kim and passed unanimously.

PECO GRANT

Rusty informed the committee that we did not receive the PECO grant. It was theorized that the award went to applicants that had previously been rejected and reapplied. Heavy competition in these economic times was also cited. The suggestion was made that we reapply in the fall of 2009.

Appraiser- Brian O'Donnell

Brian attended the meeting to establish a greater understanding from the OSC of his role as appraiser and to provide early incite to the difficulties he is encountering. Since there are no TDR's in this township the appraisal he provides can not give a benchmark based on them. It was therefore suggested that a value be given for zoning categories, i.e. AP and R-1. Brian mentioned that trail easement valuation is very difficult to develop due to the variability of the parcels involved. Each parcel's valuation must be made on a case by case basis.

Brian is to provide the OSC with a current valuation on:

R-1- Farm/Residential
AP- Agricultural Preservation

He will establish a benchmark value and a range so that we can communicate better with interested landowners.

Fee Structure:

- Fee for an appraisal involving conservation will range \$2,800- \$10,000.
- Fee for trail easement will be \$3,600.

Preparation for the East Pikeland Trails Sub-Committee meeting.

Rusty presented the OSC with a handout that contained the following pages:

- 1- List of properties along the proposed French Creek Trail.
- 2- Maps (2) of the area showing the proposed trail and relationship to landowners.
- 3- Listing of homeowners within 200' of the trail.

The presentation identified 4 "key" parcels that would allow continuity of the trail footprint as proposed. It was hoped that this handout would provide a snapshot of the target area and help prepare a recommendation to the Park and Rec. Trails Subcommittee for the upcoming May 13th meeting. After the May 13th Park and Rec. meeting the next step for the OSC is to:

- 1- Prepare for and have an informational meeting for residents that live in the 200' impact zone.
- 2- Have a separate or individual meeting with the identified "key" parcel owners.
- 3- Present to the entire township upon acceptance of the concept by the impacted homeowners.

If resistance is encountered the OSC can consider alternate foot print for the trail, more crossings of French Creek, completion of only that portion of the trail that can be completed at this time and continue to educate property owners on the benefits and the purpose of the trail to good of the township as a whole.

Dave Jarvie knows the Trail Master of the Perkiomen Trail and will see if he is willing to speak at any of the proposed information meetings for the impacted residents.

Dave Jarvie disclosed that he has a family member living within the 200' impact zone.

Miscellaneous/Next Meeting

The next meeting will be announced after the May 13th Park and Rec. meeting but will likely be back to the third Tuesday of the month of June (June 16, 2009).

A motion to adjourn was made by Stock, seconded by Kim and passed unanimously.

Meeting Adjourned: 8:10

Submitted by: Leo Galletto