

East Pikeland Township Open Space Committee
June 19, 2008

Meeting began 7:05 Meeting ended 8:05

Present: Rusty Strauss, Stock Illoway, Marilyn Randolph, Gus Orr, David Jarvie, Frank Giardina, Leo Galletto.

Absent: Kim Dunn, David Toth

Rusty began the meeting with a quick review of the previous meeting with the plan to break the township into 3 parts north, central and south. Separate meetings can be held for the distinct geographic areas within the township.

There was discussion and the group decided on the following:

- a- Group to be contacted – Top 1/3 of master list- Northern section of approx 8 land owners.
- b- Meeting date - July 23, 2008
- c- Meeting Time 7:00 pm
- d- Location: two options discussed:
 - 1- Township Building
 - 2- Marilyn's family's house- permission to be sought- Rusty to be notified
- e- Invitation through a phone call will be made by Stock, David J. and Marilyn.
- f- Preparation for the meeting by Open Space Committee Members through further reading. Stock presented the following documents to help prepare:
 - 1- A standard Conservation Easement- legal document
 - 2- Conservation Easement Planning-describing the general process, endowment and costs
 - 3-Stewardship Fund Policy- why it is necessary
 - 4-Tax Incentive Fact Sheet
 - 5-General Q &A sheet
 - 6-20 Steps to complete a conservation easement project
 - 7-Publication with 15 stories of Conservation and inspiration

Stock believes all members of the open space committee should be well versed in this material prior to calling land owners and the meetings.

Other requirements prior to the meeting with land owners:

- 1- Map of the geographic area pertaining to the meeting Rusty and Kim will be preparing the map to demonstrate to the potential donors the importance of their property to the process. The map will illustrate other areas of planned or existing easement.
- 2- Literature to pass out- Stock to provide

3- Value of a “development right”

Stock has contacted an appraiser. He has asked the appraiser to prepare a proposal to help us determine what the value is for development rights for property located throughout East Pikeland. Stock is awaiting a response from the appraiser. It is important that we have some understanding of this figure before the meeting with landowners.

Communication:

To facilitate communication between members of the Open Space Committee, Rusty will be sending out invitations to all members of the committee to join a Yahoo Email Group. Please join the group as there will be postings, minutes of the meetings, contacts and general discussion available.

Individual Property Discussion

A 2 acre parcel is being auctioned off near the covered bridge on Rapps Damn Rd adjacent to the covered bridge and French Creek. There was discussion regarding the possible purchase, placement of a trail easement and reselling versus letting it go at auction and then dealing with the new property owner. The consensus was to discuss with the new owner the possibility of a trail easement on that portion of the property near the bridge and French Creek in the future.

Miller Property

Existing easements on this property precluded this project from moving forward. The title needs to be cleaned up before any further action can be made.

Trail Sub Committee

Rusty reiterated the importance of moving forward with the trail as the environment is favorable in that we have the money and have multiple adjacent properties. He would like to sit down with the committee and revitalize the project. Stock reviewed that Chester County is very excited about the trails system from St Peters to Elverson. Grant money will be available.

Plea for additional interested residents

Rusty would like us to invite East Pikeland residents that are interested in open space to meetings. Please provide him with the name. We will be in need of additional hands in the future to help with the leg work.

Next Meeting: Wednesday July 16th, 2008

Motion made to adjourn by Rusty, seconded by David J. and passed unanimously.

Submitted by Leo Galletto