

**East Pikeland Township
Open Space Committee**

**Meeting Minutes
July 18, 2017**

Meeting called to order by Stock Illoway, acting chair in the absence of Rusty Strauss, at 7:01pm

Present: Stock Illoway, John Schott, Kersten Appler, Lori Beck

Absent: Martin Sheehan, Marilyn Randolph , Rusty Strauss

Guests: Jonathan Gayle, Ron Graham, Kim Moretti, Michelle Stewart

Minutes from April, 2017 meeting were approved. There was no OSC meeting in May or June, 2017.

Budget reviewed. Stock announced that there is 4.2M in fund

New Business:

- Michelle Stewart was introduced as the township's newly hired Community Resources Coordinator. She shared her background and we introduced ourselves as well.
 - She asked what the OSC's goals and priorities are. The following were identified:
 1. Assisting the Kimberton Fire Company in remaining a Class A fair. This involves securing 42 acres for the fair
 2. Permanent protection on Township-owned land, beginning with the Graham tract.
 3. Securing more land for active recreation (need recognized in Comp Plan).
 4. Northern portion of township identified as a focus area as well as all land adjacent to the French Creek.
 - She also asked that during the next OSC meeting the committee goes through the spreadsheet of properties and gives a formal update on each property and what has been done to acquire each
- Kim mentioned that there will be an upcoming meeting for the OSC, Parks and Rec, the EAC, Michelle, Kim and the BOS to set visions.

Old Business:

- Appraisers: Discussion about finding an appraiser that will work better with the Township's open space goals. Committee will look through the list to see if they know or have heard of any listed appraisers. Once they have identified a few individuals they are interested in, Michelle will vet the list and set up interviews with the committee or a sub-committee. In the future the committee must give the appraisers more guidance so we can be more competitive.
- Database of Potential Properties: John has the spreadsheet and will send to Michelle. Spreadsheet is also on DropBox. Rusty will allow Michelle access to the DropBox account. However, there are two copies currently there and no one is sure which one is the most complete
 - Lee Johnson started the form so Michelle could call him to find out which copy is the right one
 - There have been too many people with access to the document making changes. In the future Michelle and perhaps one other person will have editing access and all changes will

be sent to Michelle to be added

- Property Updates:
 - Steimer: Kersten and John met with members of the fire company. Because they have a personal relationship with Mr. Steimer's son, they will be setting up a meeting. Identified as the most threatened and most important property at the moment. The fire company needs 42 acres to be considered class A fair and the Steimer property is an important part of that amount. Fire company currently leases property for the fair. Ron will speak to Fire Company's attorney about how many acres they need and whether the land has to be contiguous
 - Croft/Gwaltney: John knows the Croft/Gwaltney family and he may look into their interest. Question to follow up on—does the fire company land have to be contiguous (does land across the road count?)
 - Davis: Rezoning was passed last week. The OSC would like to get another appraisal on the property in light of the new zoning (owners may feel differently now). The last appraisal was too low for the property. Stock will contact Kyle for an update and to see if they have an appraisal we can match. Property is under agreement.
 - Graham: Committee would like to ensure that this property is protected forever. This property is in East Pikeland and West Vincent townships. There was discussion about the difference between protection with a land trust vs Chester County Open Space. Michelle will follow up with committee about what a contract between township and Chester County Open Space Program includes.
 - Wagner: Needs follow up
 - Water World: Realtor came to township and asked for information on the land, probably fishing for info about what it would take to clean it up
 - DeMutis Property: Haven't looked into it yet
 - Miller: Purchased by Tom Degnan who plans to build two homes which will require a reverse subdivision
 - Bryn Coed: NLT completed the purchase of 1500 acres. 101 acres is in East Pikeland Township and was placed under a conservation easement and is currently for sale.
 - Piazza: Still interested in property, just not in the house. Kim had reached out to Rich Orlow and has not heard back. Need to try again and reiterate that if they can solve the house problem we would be interested in the land

With no further business, John moved and Lori seconded the adjournment of the meeting at 8:28pm.

Next Meeting August 15, 2017.

Respectfully submitted, Kersten Appler, Secretary