



Rochester Hills

Minutes - Draft

Green Space Advisory Board

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
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Home Page:
www.rochesterhills.org

Chairperson Gerald Carvey

*Members: Thomas Dohr, Tim Gauthier, Richard Graham, Jayson Graves, Lynn Loebis,
Dahlvin Peterson, Samantha Phillips, Beth Tilove*

Council Member Adam Kochenderfer

Youth Representatives: Pranita Balusu, Laisa Magucha, Michelle Thorpe

Tuesday, August 28, 2012

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Carvey called the Green Space Advisory Board meeting to order at 7:00 p.m.

ROLL CALL

Present 7 - Gerald Carvey, Thomas Dohr, Tim Gauthier, Richard Graham, Lynn Loebis, Dahlvin Peterson and Beth Tilove

Absent 2 - Jayson Graves and Samantha Phillips

Non-Voting Members Present: Kurt Dawson, Mike Hartner, and Roger Moore

Non-Voting Members Absent: Pranita Balusu, Laisa Magucha, and Michelle Thorpe

Others Present: Mr. Charles Dunn, Mr. Brooks Williamson, and Mr. John Hagar, representatives for the new parcel nominations [entered 7:05 p.m. and exited 7:35 p.m.].

Committee Member Graves provided previous notice he would be unable to attend and asked to be excused.

APPROVAL OF MINUTES

2012-0271 Regular Meeting - June 26, 2012

Attachments: [06-26-12 GSAB Draft Minutes.pdf](#)
[Resolution.pdf](#)

A motion was made by Tilove, seconded by Peterson, that this matter be Approved. The motion carried by the following vote:

Aye 7 - Carvey, Dohr, Gauthier, Graham, Loebis, Peterson and Tilove

Absent 2 - Graves and Phillips

Resolved that the Green Space Advisory Board hereby approve the Minutes of the Regular Meeting of June 26, 2012 as presented.

COMMUNICATIONS

Mr. Mike Hartner, Director of Parks & Forestry distributed flyers regarding the Invasive Species Control Training and Demonstration Day for anyone interested. It will be held Friday, September 7, 2012 at the Springfield Township Civic Center.

PUBLIC COMMENT

Chairperson Carvey acknowledged no members of the public were present at this point.

UNFINISHED BUSINESS

2008-0130 GSAB Administrative & Strategic Sub-Committee

No report at this time.

Discussed

2008-0131 GSAB Communication, Promotion & Education Sub-Committee

No report at this time.

Discussed

Member Samantha Phillips entered at 7:13 p.m.

Present 8 - Gerald Carvey, Thomas Dohr, Tim Gauthier, Richard Graham, Lynn Loeb, Dahlvin Peterson, Samantha Phillips and Beth Tilove

Absent 1 - Jayson Graves

Chairperson Carvey moved the agenda order to NEW BUSINESS due to three (3) new parcel nominations and representatives present for discussion.

NEW BUSINESS

2012-0318 New property nomination - 950 Adams Road N, parcel #15-08-100-004

Attachments: [08-21-12 nomination form.pdf](#)

Introductions were made by Mr. Charles Dunn, an attorney representing Mr. Warholak and Mr. Hagar. Also in attendance were Mr. Brooks Williamson, a

wetland consultant, and Mr. John Hagar, a proprietor of 7 of the 12 acres nominated.

Mr. Hartner distributed the topographical maps and the City's preliminary scores for the three (3) new parcels. Board members discussed the location of the parcels.

Mr. Dunn commented the 5-acre parcel located at 950 Adams Road N. is similar in feature to the previously nominated 5-acre parcel at 884 Adams Road N. The other two parcels at the corner of Adams and Tienken are approximately two acres and owned by Mr. Hagar. They are single-family resident dwellings. The parcels were nominated to see if the City had an interest in them considering they are located by Nowicki Park.

Mr. Hartner explained the nomination process. The preliminary score is based on the City's information regarding percentage of wetlands, woodlands, size of property, etc. GSAB members will walk each site and modify the preliminary score according to the established green space criteria regarding natural features. Each parcel will be considered on its own merits. GSAB will determine if a recommendation is to be made to the Rochester Hills City Council for their consideration. Any property that has been nominated is kept on file but not all properties are recommended to the City Council for green space acquisition.

Mr. Hartner asked if it was an "all or nothing" transaction regarding the three new properties nominated. Mr. Dunn expressed that it would be most beneficial, but did not necessarily have to happen.

Mr. Williamson discussed the access to these parcels and some of their natural features including the road water discharged onto the parcels. Permission to walk the properties was granted via the nomination forms. He also offered to accompany GSAB on the site visit.

Board members discussed a tentative site visit for either Monday, September 17 or Thursday, September 20 at 6 p.m. to walk the parcels. The parcels will be scored at the next GSAB meeting on Tuesday, September 25, 2012. Board members thanked the gentlemen for the presentation who then exited the meeting at 7:35 p.m.

Discussed

2012-0319 New property nomination - 974 Adams Road N, parcel #15-08-100-021

Attachments: [08-21-12 nomination form.pdf](#)

Please see notes under legislative file #2012-0318, 950 Adams Road N, parcel #15-08-100-004.

Discussed

2012-0320 New property nomination - 2965 Tienken Road W, parcel #15-08-100-002

Attachments: [08-21-12 nomination form.pdf](#)

Please see notes under legislative file #2012-0318, 950 Adams Road N, parcel #15-08-100-004.

Discussed

2008-0132 GSAB Property Nominations & Acquisitions Sub-Committee

No report.

Discussed

2008-0133 GSAB Stewardship & Advocacy Sub-Committee

Member Peterson reported that the fall stewardship project is scheduled for Saturday, October 20, 2012, 9 a.m. to noon, on the Harding Road green space property along the Clinton River Trail. Naturalist Lance DeVoe is the only employee available to handle a chain saw which will limit the area that can be covered. The invasives buckthorn and autumn olive will be targeted again.

Discussed

The following three (3) properties were walked by GSAB on July 31, 2012:

2012-0315 Review and score 884 Adams Road N, parcel #15-08-100-005

Attachments: [09-01-06 Nomination form.pdf](#)

Chairperson Carvey suggested that this parcel, 884 Adams Road N, be scored at the same time the neighboring parcels are scored at the September 25th meeting. The board concurred.

Discussed

2007-0857 Review and score Rochdale west, parcel #15-09-451-002

Attachments: [10-26-07 Nomination form.pdf](#)
[11-29-07 ACR ltr.pdf](#)

Background note: The Rochdale Road parcels were originally scored at the November 27, 2007 GSAB meeting. The current Board walked them on July 31, 2012 in order to reevaluate this parcel as outlined in the Natural Features Inventory Criteria. The new score totaled 63. The breakdown was as follows:

- A. Water Resources = 24*
- B. Habitat Protection = 13*
- C. Recreational/Historical Value = 26*
- D. Other Factors = 0*
- E. Adverse Factors = 0*

The following points were noted:

- * *Sargent Creek travels through the parcel.*
- * *There are monitoring wells to track an environmental spill that happened in the past. If this parcel was considered for recommendation, environmental reports would be obtained.*
- * *A conservation easement is believed to be involved with this parcel.*

Chairperson Carvey reminded members that GSAB is a recommending body only and does not get involved in monetary negotiations.

After much discussion, the Board consensus was not to recommend this parcel for acquisition at this time. The parcel will remain under consideration until removed by the owner.

Received and Filed

2012-0317 Review and score Clinton River valley 1, parcel #15-15-426-001

Attachments: [07-16-09 Nomination form.pdf](#)

Background note: The Clinton River valley 1 parcel was originally scored at the September 22, 2009 GSAB meeting. The current Board walked it on July 31, 2012 in order to reevaluate it as outlined in the Natural Features Inventory Criteria. The new score totaled 60. The breakdown was as follows:

- A. *Water Resources = 19*
- B. *Habitat Protection = 9*
- C. *Recreational/Historical Value = 29*
- D. *Other Factors = 3*
- E. *Adverse Factors = 0*

The following points were noted:

- * *It is a unique parcel because it has connectivity to the Clinton River and the Childress green space parcel. However, there is an environmental concern regarding what is buried underground due to the prior use of the property.*
- * *The cost of an environmental assessment is unknown. The funds would be expended from the Green Space Millage fund. The current owner may or may not be responsible for a cleanup if necessary.*

The Board was unable to make a decision to recommend the parcel. After much discussion, Chairperson Carvey suggested that the Board continue the discussion at the September GSAB meeting when they review and score the other three parcels that were recently nominated. The Board concurred.

Discussed

ANY OTHER BUSINESS

Mr. Hartner noted that at the City Council Budget meeting of August 20, 2012, Council representative Ravi Yalamanchi commented that he would like to see a stewardship plan recommendation by GSAB. The budget meeting video is available to view through the City's web site.

NEXT MEETING DATE

The site visits will take place either September 17th or September 20th at 6:00 p.m. The next Regular GSAB meeting will be Tuesday, September 25, 2012 at 7:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairperson Carvey adjourned the meeting at 8:40 p.m.

Minutes prepared by Denise Mertz.

Minutes were approved as presented/amended at the _____ 2012 Regular Green Space Advisory Board meeting.

Gerald Carvey, Chairperson