



Rochester Hills

Minutes - Draft

Green Space Advisory Board

1000 Rochester Hills Dr
Rochester Hills, MI
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Home Page:
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Chairperson Gerald Carvey, Vice Chairperson Dahlvin Peterson
Members: Peter Beightol, Tim Gauthier, Jayson Graves, Darlene Janulis, Thomas Neveau,
Sandra Niks, Samantha Phillips
Council Member Adam Kochenderfer
Youth Representatives: Omar Ilyas, Maura Losh, Shreya Reddy

Tuesday, July 28, 2015

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Carvey called the Green Space Advisory Board meeting to order at 7:02 p.m.

ROLL CALL

Present 8 - Peter Beightol, Gerald Carvey, Tim Gauthier, Darlene Janulis, Thomas Neveau, Sandra Niks, Dahlvin Peterson and Samantha Phillips

Absent 1 - Jayson Graves

Non voting members present: Kurt Dawson, Lance DeVoe, Mike Hartner, Maura Losh and Shreya Reddy

Non voting members absent: Adam Kochenderfer and Omar Ilyas

APPROVAL OF MINUTES

2015-0292

Regular Meeting - June 23, 2015

Attachments: [Resolution.pdf](#)
[GSAB Meeting Minutes June 23, 2015 Draft.pdf](#)

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

Aye 8 - Beightol, Carvey, Gauthier, Janulis, Neveau, Niks, Peterson and Phillips

Absent 1 - Graves

Resolved that the Green Space Advisory Board hereby approves the Minutes of the Regular Meeting of June 23, 2015 as presented/amended.

COMMUNICATIONS

Chairperson Carvey presented Youth Council representatives Maura Losh and Shreya Reddy with letters of appreciation for their volunteer service to the Green Space Advisory Board.

PUBLIC COMMENT

None at this time.

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

[2008-0132](#) GSAB Property Nominations & Acquisitions Sub-Committee

Board Member Gauthier informed the Board of a petition being circulated to stop the development of condos on the parcel known as Maplehill. Lance DeVoe stated that the property had previously been nominated as a Green Space property but had received a low score and the Board decided not to recommend the property for acquisition. Director Hartner commented that the Board could only reconsider the property if the property owner approaches the Board.

Discussed

[2015-0168](#) New Property Nomination - 1380 Ruby Avenue, parcel # 15-33-401-005

Attachments: [081015 Agenda Summary.pdf](#)
[Presentation.pdf](#)
[Ruby property maps 15-33-401-005.pdf](#)
[Ruby Property nomination.pdf](#)
[Ruby property score sheet.pdf](#)
[GSAB Ruby Vicinity map 4-15.pdf](#)
[Proposed GS Motion for 1380 Ruby Ave.pdf](#)
[GSAB Resolution 062315.pdf](#)
[Resolution \(Draft\).pdf](#)

Board Member Gauthier provided copies of a presentation on the Ruby Avenue property. Chairperson Carvey expressed concern regarding the property split that would have to take place. Director Dawson provided Board Members with a map showing the potential division of the Ruby Avenue parcel. The parcel split would divide the property into a 1.92 acre parcel that includes the house and a 7.5 acre undeveloped parcel. Discussion ensued on the merits of the property and Chairperson Carvey requested that additional photographs of the woodland area be provided in the presentation to City Council to emphasize the old growth trees. Chairperson Carvey reviewed the motion passed at the June 23, 2015 meeting expressing concern that the wording of the motion suggesting that "the City seeks to acquire a conservation easement on the undeveloped portion of the remaining two and one half acre lot that includes the house and drive" was not strong enough. Chairperson Carvey asked the Board Members if they would like to propose a new motion. Board Member Beightol moved that a new motion be made that the Green Space Advisory Board recommends the acquisition of seven and one-half acres of the Ruby Property only if a conservation easement on the developed 1.92 acre portion of the parcel is acquired as part of the agreement. After further discussion, Chairperson Carvey asked for a second on the motion. Board Member Janulis seconded the motion and a vote was called for.

Now Therefore Be It Resolved, that the Green Space Advisory Board hereby recommends that City Council consider the acquisition of the undeveloped 7.5 acres of Parcel #15-33-401-005, located at 1380 Ruby Avenue, Rochester Hills; contingent upon also obtaining a conservation easement on the remaining 1.92 acre lot that includes the house and drive.

A motion was made by Beightol, seconded by Janulis, that this matter be approved. The motion failed to carry by the following vote:

Aye:3 Beightol, Janulis and Niks

Nays: 5 Carvey, Gauthier, Neveau, Peterson and Phillips

Chairperson Carvey inquired of the Board if they want to proceed with the original motion passed at the June 23, 2015 meeting. Board Members agreed to proceed with the original motion to recommend to City Council the acquisition of the Ruby Property. Chairperson Carvey asked for volunteers to present the recommendation to City Council on August 10, 2015. Board Members Gauthier, Janulis and Carvey will attend the August 10, 2015 City Council meeting to represent the Green Space Advisory Board and make their presentation to City Council.

Enactment No: RES0227-2015

Whereas, the Green Space Advisory Board has been diligently working to acquire open space per the Green Space and Natural Features Millage approved in 2005; and

Whereas, the GSAB has developed criteria for open space acquisition and evaluated nominated properties based on the Property Evaluation Criteria, site visits, greenway connectivity, and how the properties fit into Oakland County's Green Infrastructure Network.

Now Therefore Be It Resolved, that the Green Space Advisory Board hereby recommends that City Council consider the acquisition of the undeveloped seven acres of Parcel #15-33-401-005, located at 1380 Ruby Avenue, Rochester Hills; and further recommends that the City seeks to acquire a conservation easement on the undeveloped portion of the remaining two and one half lot that includes the house and drive.

2008-0133

GSAB Stewardship & Advocacy Sub-Committee

No report at this time.

Discussed

[2012-0443](#) Discuss Stewardship Management Plan

Chairperson Carvey asked if the Board Members had the opportunity to review the Management Plan draft materials provided by Niswander on the following topics:

- * Executive Summary
- * Introduction
- * Greenspace Goals
- * Methods
- * Management Strategy
- * Management Plan - Harding

Chairperson Carvey stated that he would like see included in the Management Plan graphics or maps of the properties showing what the properties will look like after each project is completed. Director Hartner stated that all projects will be tracked using the tracking codes that Niswander developed. These tracking codes will identify each project along with associated costs and this information will be reported to the Board and to City Council. Vice Chairperson Peterson stated that project updates would be presented annually to City Council as in past years. Lance DeVoe clarified the overall plans indicating that some projects would have a beginning and an end but other projects may take five to ten years to accomplish. Director Hartner gave an overview of the Management Plan which outlines the initial projects suggested for Green Space properties, steps that need to be taken to complete each project and monitoring of the properties in the future. This progress will be tracked online and residents will be able to follow the progress on the GSAB website location. The top priorities are the Green Space properties followed by the Clinton River corridor. Board Members discussed the Management Plan materials in detail and suggested reaching out to Scout groups and volunteer groups to work on some of the projects. Director Hartner stated that Niswander will complete the Management Plan by the end of this year allowing the Board time to review the plan and make recommendations to City Council for projects to be included in the 2016 budget.

Director Hartner wrapped up the meeting stating that Jeff Bridgland is looking for input from Board Members to further refine the Management Plan to insure that the goals of the GSAB are achieved. He will reach out to Jeff and ask that the Management Plan include more local pictures of Green Space properties, identify the initial projects, strengthen both the education and the volunteer components of potential projects and encourage community involvement in the overall plan. He requested that Board Members review the materials and send him any suggestions that they would like to see included in the Management Plan.

NEW BUSINESS

None at this time.

ANY OTHER BUSINESS

None at this time.

NEXT MEETING DATE

August 25, 2015 at 7:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairperson Carvey adjourned the meeting at 8:15 p.m.

Minutes prepared by Maureen Nakonek.