



# Rochester Hills

## Minutes - Draft

### Green Space Advisory Board

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Chairperson Gerald Carvey*

*Members: Thomas Dohr, Tim Gauthier, Richard Graham, Adam Kochenderfer, Lynn Loeb, Dahlvin Peterson, Samantha Phillips, Beth Tilove  
Council Member Nathan Klomp*

*Youth Representatives: Kelsey Jackson, Laisa Magucha, Michelle Thorpe*

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Tuesday, June 28, 2011

7:00 PM

1000 Rochester Hills Drive

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## CALL TO ORDER

*Chairperson Carvey called the Green Space Advisory Board meeting to order at 7:04 p.m.*

## ROLL CALL

**Present** 5 - Gerald Carvey, Tim Gauthier, Dahlvin Peterson, Beth Tilove and Richard Graham

**Absent** 4 - Lynn Loeb, Adam Kochenderfer, Samantha Phillips and Thomas Dohr

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

*Non-Voting Members Absent: Kelsey Jackson, Laisa Magucha, and Michelle Thorpe*

*Others Present: Jason Graves, Rochester Hills resident.*

*Committee Members Dohr, Kochenderfer, Loeb, Jackson and Thorpe provided previous notice they would be unable to attend and asked to be excused.*

## APPROVAL OF MINUTES

2011-0293 Regular Meeting - May 24, 2011

**Attachments:** [05-24-11 GSAB Draft Minutes.pdf](#)  
[Resolution.pdf](#)

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

**Aye** 5 - Carvey, Gauthier, Peterson, Tilove and Graham

**Absent** 4 - Loeb, Kochenderfer, Phillips and Dohr

**Resolved** that the Green Space Advisory Board hereby approves the Minutes of the Regular Meeting of May 24, 2011 as presented.

## COMMUNICATIONS

*Council Representative Nathan Klomp gave a brief update regarding the proposed charter amendment to address the protection of park lands. The majority of City Council members support the concept and a sub-committee was formed to examine the proposal language.*

*Mr. Mike Hartner, Director of Parks & Forestry, added that the sub-committee will meet on Thursday, June 30. It consists of three council members, three residents, Attorney John Staran, Alan Buckenmeyer, Mayor Barnett and himself. There will be a public hearing at the July 18 City Council meeting regarding the proposed language with the goal of presenting a ballot proposal for the November election.*

## PUBLIC COMMENT

*Mr. Jason Graves, Rochester Hills resident, was in attendance.*

## UNFINISHED BUSINESS

**2007-0753** Update regarding any nominated properties

*Mr. Hartner provided an update under the Property Nominations & Acquisitions sub-committee report. See legislative file #2008-0132.*

**2008-0130** GSAB Administrative & Strategic Sub-Committee

*Chairperson Carvey noted no report at this time.*

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

*Member Tilove reported the sub-committee has begun discussing design ideas for signage that would designate green space property boundaries. A suggestion was made to consider placing a Quick Response (QR) code on signage. A QR code is a specific matrix barcode that provides direct linkage to websites for more information.*

*Ms. Tilove relayed the following suggestions from Mr. Graves for the next Discovery Hike:*

- \* Provide information to hikers regarding prospective green space properties.*
- \* Challenge hikers to volunteer or donate their services for stewardship.*
- \* Publicly recognize property owners who donate or sell parcels for green space preservation.*

*\* Any future millage renewal language could stipulate that funds be used for equipment and supplies only.*

**2008-0132** GSAB Property Nominations & Acquisitions Sub-Committee

*Mr. Hartner presented an in-depth presentation regarding the properties that have been evaluated by GSAB. He explained that in 2006, all undeveloped properties were evaluated and resulted in 188 parcels identified as candidates for green space preservation. Those parcel owners received a letter of introduction and explanation of GSAB's mission to preserve open space and were asked to submit a nomination form if they wanted their parcel to be considered for acquisition. Fourteen (14) parcel nominations were received. GSAB spent one year developing the score criteria by studying examples from Meridian and Oakland Townships and making modifications to fit the GSAB mission. The City supplied empirical data regarding the nominated parcels and GSAB members walked each site to collectively discuss, evaluate and score each parcel based on the established criteria. Consequently, GSAB has forwarded recommendations to City Council regarding acquisition of favorable parcels.*

**Discussed**

*[Member Phillips entered at 7:25 p.m.]*

**Present** 6 - Gerald Carvey, Tim Gauthier, Dahlvin Peterson, Beth Tilove, Richard Graham and Samantha Phillips

**Absent** 3 - Lynn Loeb, Adam Kochenderfer and Thomas Dohr

**2008-0132** GSAB Property Nominations & Acquisitions Sub-Committee (continued)

*Mr. Hartner continued the presentation by distributing a map of the City's open space parcels and discussed the map legend. He also distributed a map showing all residential vacant land in the city. All properties considered by GSAB happen to be zoned residential. It was noted that many of the smaller remaining vacant parcels do not seem to have open space connectivity nor are they situated adjacent to creeks, streams, or along the Clinton River, which has been the main focus of open space preservation.*

*Mr. Hartner then distributed a map that showed properties GSAB has evaluated but not recommended for acquisition at this time. It was noted Member Gauthier maintains an internal document for members that tracks the status of parcels evaluated by GSAB.*

*General discussion commenced regarding open space parcels and current residential developments in the city.*

*Mr. Hartner distributed informational packets that topographically described the four (4) parcels that GSAB has nominated for acquisition, but have not yet been acquired for various reasons. They are:*

1. Mead Road Parcel - #15-01-100-009:

Mr. Hartner explained that GSAB recommended acquisition in the first go-round which was before property values began to drop in 2007. Over the following three years, the appraisal decreased from \$2.7 million to \$480,000. Mr. Roger Moore, City Surveyor, applied and received a 319 conservation easement grant to obtain the development rights rather than purchase the parcel outright. A three-part appraisal has been done which includes the value of the entire property, the value of the portion of the land that will contain the conservation easement, and the underlying value of the remaining land. Negotiations are continuing between the City's administration and the property owner. The parcel is worth preserving with a conservation easement which would also provide an important component to connectivity in the north area of the City to Stoney Creek Metro Park. However, it would not be a publicly accessible parcel; therefore, the city would have to reach an agreement with the property owner to have the ability to access the property annually for inspections.

2. Sheldon and Mead Road Parcel - #15-02-200-015:

Mr. Hartner explained how the City was awarded a grant from the Department of Natural Resources & Environment (DNRE) Trust Fund for up to \$500,000 for the property. However, during the state's long review process, the local economy in Rochester Hills has shown improvement and all of the lots platted in the previous phase were sold. During the City's negotiations, it was determined that the grant would not be able to purchase the property based on the original appraisal and the City could not in good conscious pay more than the appraised value. The developer is serious about protecting the ecologically sensitive areas and has provided a written promise that he will donate 18 acres of the sensitive wetlands for green space preservation which will also add value to the development. However, the City had to decline the trust fund grant. A press release regarding the forfeiture of the grant will be issued from the Mayor's office.

3. Yates parcels (3) - #15-13-426-001, 002, 003:

Mr. Hartner provided a review of the three (3) Yates parcels located at Avon and Dequindre Roads. Eventually, Avon and Dequindre Roads will be re-aligned to make a key intersection to provide safe access to the cider mill, the park, and three trails: Paint Creek Trail, Clinton River Trail, and Macomb Orchard Trail.

General discussion ensued on the location of the three properties and how they intersect and affect connectivity around Yates Park, the Yates Cider Mill, and the trails.

The location will be important for the City as the Clinton River provides popular recreation and public access. The owner has placed the nomination on hold until he determines the road re-alignment project will not adversely affect the cider mill business.

4. Clinton River valley - #15-15-404-002:

*Mr Hartner explained that the six acre parcel travels along the north side of the Clinton River. The cement plant has been demolished. Negotiations are continuing between the city administration and property owners.*

*General discussion ensued regarding the Green Space millage fund balance relative to acquisition of remaining valid open space parcels in the city. Various options need to be carefully explored, such as re-evaluating some parcels a second time, reducing the mills levied for the remainder of the millage, asking residents to vote to re-purpose the millage for stewardship, etc., all without sacrificing the integrity that GSAB has strived to maintain.*

*The board expressed sincere appreciation to Mr. Hartner for the in-depth information and various maps provided.*

**Discussed**

**2008-0133 GSAB Stewardship & Advocacy Sub-Committee**

*Vice Chairperson Peterson reported that they have not met, but he has had discussions with Mr. Hartner regarding the availability of Naturalist Ranger DeVoe for training volunteers. The sub-committee will be exploring volunteer options with boy scout groups, etc.*

**Discussed**

**NEW BUSINESS**

*None was presented at this time.*

**ANY OTHER BUSINESS**

*Chairperson Carvey distributed updated copies of the sub-committee roster.*

**NEXT MEETING DATE**

*The next regular meeting is scheduled for July 26, 2011. Chairperson Carvey suggested that if there are no action items to discuss, the July 26 meeting may not be needed. The board was in agreement. Therefore, the next regular meeting would be August 28.*

**ADJOURNMENT**

*There being no further business to discuss, Chairperson Carvey adjourned the meeting at 8:22 p.m.*

*Minutes prepared by Denise Mertz.*

*Minutes were approved as presented/amended at the \_\_\_\_\_ 2011 Regular Green Space Advisory Board Meeting.*

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*Gerald Carvey, Chairperson*