



Rochester Hills Minutes - Draft

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Green Space Advisory Board

Chairperson Gerald Carvey, Vice Chairperson Tim Gauthier
Members: Thomas Dohr, Richard Graham, Jayson Graves, Lynn Loeb, Dahlvin Peterson, Samantha Phillips, Beth Tilove
Council Member Adam Kochenderfer
Youth Representatives: Pranita Balusu, Alexis Smith, Michelle Thorpe

Tuesday, October 23, 2012

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Carvey called the Green Space Advisory Board meeting to order at 7:01 p.m.

ROLL CALL

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

Absent 1 - Jayson Graves

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

Non-Voting Members Absent: Adam Kochenderfer (entered 7:07 p.m.), Alexis Smith and Michelle Thorpe

Others Present: None.

Committee Members Graves, Smith and Thorpe provided previous notice they would be unable to attend and asked to be excused.

APPROVAL OF MINUTES

2012-0387 Rescheduled Regular Meeting - October 9, 2012

Attachments: [10-09-12 GSAB draft minutes.pdf](#)
[Resolution.pdf](#)

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

Aye 8 - Carvey, Dohr, Gauthier, Graham, Loeb, Peterson, Phillips and Tilove

Absent 1 - Graves

Resolved that the Green Space Advisory Board hereby approves the Minutes of the rescheduled Regular Meeting of October 9, 2012 as presented.

COMMUNICATIONS

None at this time.

PUBLIC COMMENT

Chairperson Carvey acknowledged that there were no public present.

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

Vice Chairperson Gauthier distributed a revised log that he maintains regarding the status of property nominations to include the current properties under consideration. He will provide a future revised log as any changes develop.

Discussed

(Council representative Adam Kochendorfer entered at 7:07 p.m.)

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

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

Chairperson Carvey noted this parcel had been rescored by the current board at the August 28, 2012 meeting. He opened the floor for discussion.

Mr. Mike Hartner, Director of Parks & Forestry referred to the Natural Features Inventory Criteria, question E1. Adverse Factors - Environmental Hazards. This parcel was used as a motor vehicle servicing area and should have received a negative number for that criterion. He expressed concern for what may be under the ground surface. The parcel would likely require a phase two level environmental study. The costs for environmental studies would be funded from the Green Space Millage fund, as in the past for any parcel recommended to City Council. For this particular parcel, it would be difficult to determine which owner placed hazardous materials in the ground, if found. The cleanup costs are unknown and could be the ultimate responsibility of the City if GSAB is interested in bringing people onto the site.

The discussion consisted of the following:

* *The parcel usage may have met the criteria for a phase one environmental study already, therefore a phase two and/or phase three study would be required which could amount to significant costs expended from the Green Space Millage fund.*

* *The current owner may or may not feel it is the worth the expense to clean up the parcel to sell it.*

* *There could be a negative perception if GSAB recommends a parcel that potentially may contain contamination.*

* *An easement or additional land purchase would be required to gain public access to the parcel from Diversion Street.*

After much consideration, a motion was made to not recommend this parcel at this time.

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

Aye 8 - Carvey, Dohr, Gauthier, Graham, Loeb, Peterson, Phillips and Tilove

Absent 1 - Graves

Resolved that the Green Space Advisory Board does not recommend the acquisition of the Clinton River valley 1, parcel #15-15-426-001 at this time.

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

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

Chairperson Carvey opened the floor for discussion. He noted that the parcel lies just north of Nowicki Park and received a score of 25 at the October 9, 2012 GSAB meeting. Mr. Hartner clarified that the nomination of the four parcels under consideration at this meeting was not submitted as a unit. They are owned by two different people.

The discussion centered around the residential structure on the parcel. Mr. Hartner relayed comments from the City's attorney. City Council could have to consider using Green Space Millage funds or different funds to remove the existing structure to make the entire parcel open space. The Board should consider the parcel in its entirety and center on the natural features value. Obviously the property value may be higher because it contains a structure. The parcel can be divided, therefore, another option would be for the City to buy the portion containing the structure for utilities or for a possible improvement to Nowicki Park. However, the Administration would negotiate details and approach the owner. It is unknown what agreement could be reached. All options would ultimately be decided by City Council.

Other Board comments were:

* *This parcel would be an important buffer to Nowicki Park and the surrounding*

neighborhood if the park is developed and also has valuable natural features to preserve. It is more beneficial to preserve it if the parcel to its north can also be preserved.

** Is it prudent to use Green Space Millage funds to remove a structure. If Green Space Millage funds are used to remove a structure, the land must remain preserved as open space.*

** GSAB could present their preferred option to City Council regarding the structure along with their preferred option to obtain 884 Adams Road N and 950 Adams Road N together.*

After much discussion, a motion was made to recommend that City Council consider this parcel for acquisition with the primary interest in the natural features area.

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

Aye 8 - Carvey, Dohr, Gauthier, Graham, Loeb, Peterson, Phillips and Tilove

Absent 1 - Graves

Whereas, the Green Space Advisory Board (GSAB) 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 884 Adams Road N parcel, #15-08-100-005, with primary interest in the natural features area of the parcel.

2012-0318 Review 950 Adams Road N, parcel #15-08-100-004

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

Chairperson Carvey proposed the same motion be made for this parcel as was made for 884 Adams Road N, adding that this parcel should be considered for purchase only if 884 Adams Road N is obtained. Member Phillips commented that the score for this parcel could increase by five (5) points if 884 Adams Road N is acquired. This parcel would then provide connectivity according to question C.3., of the Natural Features Inventory Criteria.

A motion was made that this parcel should be considered for purchase only if 884 Adams Road N is acquired.

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

Aye 8 - Carvey, Dohr, Gauthier, Graham, Loeb, Peterson, Phillips and Tilove

Absent 1 - Graves

Whereas, the Green Space Advisory Board (GSAB) 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 950 Adams Road N parcel, #15-08-100-004, with primary interest in the natural features area of the parcel; and

Further Resolved, that 950 Adams Road N parcel should be considered for acquisition only if 884 Adams Road N, #15-08-100-005 is also acquired.

2012-0319 Review 974 Adams Road N, parcel #15-08-100-021

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

It was noted that when scoring this parcel at the October 9, 2012 GSAB meeting, the Board did not feel comfortable making a recommendation because of the residential structure relative to the lot size and no significant natural features.

A motion was made to not recommend this parcel for acquisition at this time.

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

Aye 8 - Carvey, Dohr, Gauthier, Graham, Loeb, Peterson, Phillips and Tilove

Absent 1 - Graves

Resolved, that the Green Space Advisory Board does not recommend the acquisition of 974 Adams Road N, parcel #15-08-100-021, at this time.

2012-0320 Review 2965 Tienken Road W, parcel #15-08-100-022

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

It was noted that when scoring this parcel at the October 9, 2012 GSAB meeting, the Board did not feel comfortable making a recommendation because of the residential structure relative to the lot size and no significant natural features.

A motion was made to not recommend this parcel for acquisition at this time.

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

Aye 8 - Carvey, Dohr, Gauthier, Graham, Loebbs, Peterson, Phillips and Tilove

Absent 1 - Graves

Vice Chairperson Gauthier suggested the next step is to create a presentation to City Council regarding 884 Adams Road N and 950 Adams Road N. He volunteered to assist and suggested it would be a good experience for a new member to make the presentation to Council. Member Peterson commented how beneficial it is to attend the presentation for support and to answer Council questions. Members Graham and Phillips volunteered to be the presenters. The goal will be to discuss a draft presentation at the November 13, GSAB meeting and present the parcels to City Council in December 2012.

2008-0133 GSAB Stewardship & Advocacy Sub-Committee

Member Peterson reported on the fall pilot stewardship project that was conducted on Saturday, October 20, 2012 at the Harding Road green space parcel. About eight people spent approximately two hours and cleaned up an invasive plant called buckthorn on a 40 foot section of the path and included about 10 feet on each side of the path.

The pilot project was a good test of what can be done in a short period of time when limited to one chain saw operator. A more extensive removal of buckthorn would require professional crews other than just volunteers due to the use of chain saws and chemical treatments that would be needed.

Board members acknowledged that City Council would like GSAB to present a stewardship management plan. A suggestion was made to contact an environmental specialist to present information to GSAB regarding stewardship.

The Green Space Millage fund will expire at the end of 2015. A vote of the residents would be required to repurpose millage funds to use for an extensive stewardship management plan. Discussion will continue at the next GSAB meeting.

Discussed

NEW BUSINESS

None at this time.

ANY OTHER BUSINESS

Board members briefly discussed the access to the Rivercrest green space property. Member Dohr suggested to use River Bend Drive just north of Livernois Road.

NEXT MEETING DATE

The next meeting is Tuesday, November 13, 2012 at 7:00 p.m. Chairperson

Carvey gave notice that he will not be in attendance. Vice Chair Gauthier will conduct the meeting.

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 _____ 2012 Regular Green Space Advisory Board Meeting.

Gerald Carvey, Chairperson