



Rochester Hills

Minutes - Draft

Green Space Advisory Board

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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, June 23, 2015

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

Non voting members present: Lance DeVoe and Mike Hartner

Non voting members absent: Kurt Dawson, Adam Kochenderfer, Omar Ilyas, Maura Losh and Shreya Reddy with notice.

Committee member Thomas Neveau provided notice that he would be unable to attend and asked to be excused.

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

Absent 1 - Thomas Neveau

APPROVAL OF MINUTES

2015-0243

Regular Meeting - May 26, 2015

Attachments: [GSAB May 26, 2015 Minutes-DRAFT.pdf](#)
[Resolution.pdf](#)

A motion was made by Graves, seconded by Beightol, that this matter be Approved as Presented. The motion PASSED by a unanimous vote.

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

Absent 1 - Neveau

Resolved that the Green Space Advisory Board hereby approves the Minutes of the Regular Meeting of May 26, 2015 as presented/amended.

COMMUNICATIONS

None at this time.

PUBLIC COMMENT

Jeff Bridgland of Niswander Environmental and Joan Trevaskis property owner of 1380 Ruby Avenue were in attendance.

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

No new nominations at this time.

Discussed

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

Attachments: [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 Motion for 1380 Ruby Avenue.pdf](#)

Chairperson Carvey opened the floor for continued discussion relative to the Ruby Avenue property nomination. Vice Chairperson Peterson stated that the owners had done a fair amount of work to the property to bring it back with native plants. Member Gauthier expressed concern about the house located on the property. Director Hartner informed the group that in a meeting with City Treasurer Kurt Dawson they had explored how to split off the house from the balance of the parcel. Mr. Dawson indicated that a keyhole split would not work and that a rectangular split that included some of the front wetlands would be necessary. Chairperson Carvey expressed his concern that the property did not rate very highly with the scoring system. In previous property reviews, stand alone parcels that did not tie in with anything else were not recommended to City Council. Vice Chairperson Peterson noted that the parcel does connect with property owned by the Avondale Schools and there is a large forested area behind the two schools. Director Hartner stated that there had been no discussion with the Avondale School district regarding any plans for their property.

Chairperson Carvey asked for a motion on the property. Board Member Janulis made a motion to approve the property at 1380 Ruby Avenue for acquisition, Sandra Nike seconded. Chairperson Carvey asked for any further discussion on the matter. Board Member Beightol inquired if it would be feasible to negotiate a conservation easement on the undeveloped portion of the two and one half acre lot that included the house and drive if the Board were to recommend the remaining undeveloped seven acres of the parcel be purchased. Director Hartner clarified that the motion currently before the Board was for the entire property including the house. He further clarified that the Green Space Advisory Board cannot negotiate a property split but could recommend to City Council that the portion of the property excluding the house and pool be acquired. Board members revisited the scoring of the property if the house portion were to be split off. Lance DeVoe reminded the Board that the property does contain a high quality wood lot and many native plants. Board Member Phillips expressed concern regarding protecting the property and felt that the Board would need to quickly follow through with a stewardship plan in order to protect this parcel. Board Member Janulis expressed concern about recommending the property if the house and

pool were to be included in the acquisition but felt that this portion of the City is under served with parks and Green Space properties.

Chairperson Carvey asked Board Member Janulis if she would like to revise her motion and recommend to City Council that they consider the purchase of the undeveloped seven acres of the parcel. Board Member Beightol stated that he would like the Board's recommendation to City Council to include a conservation easement on the front wetlands area of the two and one half acre parcel that includes the house. Director Hartner clarified that a conservation easement on a portion of the property would restrict development of that area and keeps the property in its present state. Jeff Bridgland further explained the details of a typical conservation easement. Director Hartner reminded the group that they are not in the position to negotiate but to recommend to City Council that the undeveloped seven acres be purchased as a Green Space property and that a conservation easement on the front portion of the two and one half acre parcel be considered.

After further discussion, Board Member Janulis moved to revise her original motion to exclude the house and pool from the recommendation to City Council. Director Hartner suggested the following motion:

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 it further recommends that the City seek to acquire a conservation easement on the undeveloped portion of the remaining two and one half acre lot that includes the house and drive.

A motion was made by Darlene Janulis, seconded by Sandra Niks, that this matter be Approved. The matter carried by the following vote:

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

Absent 1 - Neveau

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

Director Hartner introduced Jeff Bridgland of Niswander Environmental to the Board Members and explained the tool that Niswander developed for restoration project rankings of Green Space properties. Mr. Bridgland gave the Board Members some background on how Niswander came up with the Restoration Project Ranking scoring sheet. He further explained that prior to the development of the scoring sheet he, Mike Hartner and Lance DeVoe walked a number of the Green Space properties to determine what was important not only to the Green Space Board Members but to the City as a whole; such as natural resources, education, visibility and costs. Clear Creek was the first Green Space property they assessed and discussed to determine what was important to each individual project. In looking at a number of important criteria, Niswander staff member Todd Losee developed the Restoration Project Rankings based upon his experience with similar projects throughout the State of Michigan. Mr. Losee developed the Michigan Rapid Assessment Method for assessing wetlands for the state. Mr. Bridgland and Niswander staff members visited each of the six Green Space properties as well as a couple of park properties to prioritize projects that are important from an ecological standpoint as well as a value standpoint. They came up with a total of twenty six potential projects with a score ranging from 4 to 71. Many of the projects listed on the Restoration Project Ranking are cost based; metrics 1, 2 and 3 are based on ecological functions while metric 4 and 5 are based upon the benefit to the City.

Mr. Bridgland reviewed the Clear Creek Restoration Project Ranking score sheet with the Board Members and invited questions. Discussion ensued on each of the metrics on the Clear Creek ranking sheet.

Metric 1: Restoration Location and Type

Metric 2: Restoration Size and Timeline

Metric 3: Expected Benefits

Metric 4: Public Funding Benefits

Metric 5: Public Benefit Analysis

Mr. Bridgland explained the difference between habitat restoration and habitat enhancement to the Board. Director Hartner explained that any stewardship efforts on the part of the City would only be on properties that were owned or controlled, such as by a conservation easement, by the City and not on private properties. Mr. Bridgland and Director Hartner

explained that this ranking tool could be refined to include other factors such as safety issues or future grant opportunities. Director Hartner indicated that this ranking tool would be a great asset to support annual budget planning.

Mr. Bridgland provided the Board Members with an outline of the Stewardship Management Plan that his company is developing. Mr. Bridgland will provide an update of the outline for the next GSAB meeting. Director Hartner will provide Board Members with the initial scoring that he, Lance and Jeff have been working on for three typical projects. Chairperson Carvey requested that Board Members review these materials for the July meeting.

Discussed

NEW BUSINESS

None at this time.

ANY OTHER BUSINESS

None at this time.

NEXT MEETING DATE

July 28, 2015 at 7:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairperson Carvey adjourned the meeting at 8:30 p.m.

Minutes prepared by Maureen Nakonek.