

**Richland Township Preservation Board Meeting Minutes**  
**October 10, 2012**  
**Submitted by Rich Sadler**

**Members Present**

In attendance were Kathy Fedorocsko, Joe Geib, Dale Henninger, Doug Godshall & Rich Sadler. Staff member present was Neil Erkert.

**MOTION:** The September minutes were approved as read on a motion by Joe, seconded by Doug, and approved by all.

**A. Property Reports: Active**

- a. **Lamont Wernett (36-9-120-1 and 36-9-122) 21 acre and 8.5 acre parcels on California Road** -settlement happened on September 28
- b. **Keller (36-9-6, 36-9-115-2) 88 acres on Gross Rd- No Change.** Mr. Keller announced that he has decided not to preserve his property & intends to develop it. Kathy & Laura will make one last appeal- still pending. 57 acres of the property approved for Natural Areas Preservation.
- c. **Dolores Devery: (36-29-07-01) & Brian Devery (36-29-07-03) 49-1/2 acres, 992 Cherry Rd:** Large parcel appraisals came in at \$5000 & \$6000/acre; Small parcel at \$2000 & \$5000/acre. Neil contacted them with our offer; no reply yet. We'll work with BSMOSP on the large parcel: We had planned to either do the small parcel easement thru the Township program or pass on it: however, Steve Sechriest wants to combine the small & large parcels. Kathy walked the property with Kris Kern on October 9 to review combining the parcels. We're applying to the County for BSMOSP funding on 12/5.
- d. **Brad Gruver (36-9-87 & 88) 38 acres, Gross Road.** First appraisal from Indian Valley came in at \$5000/acre: second appraisal From Orbacher \$8000/acre. Mr. Gruver accepted the first appraisal. We planned to apply for BCMOSP funding for this easement purchase but they disapprove of such a wide spread in appraisals: their valuation formula would give Mr. Gruver \$5500/acre. Neil presented Mr. Gruver with the \$5500 offer: he turned it down; He wants to review the low appraisal. Orbacher will go over some sections of the appraisal with Neil to show how he came up with his number. We most probably will use Township money only for this easement.
- e. **Jim and Eileen Casey (36-29-73-01) 20.53 acres on Union Rd.** Neil ordered the first appraisal. There is a horse riding rink on the property whose surface's perviousness is unknown. The county is leaning to

include the rink in the exception area; however, the rink is not close enough to the house to include it in the 2 acre exception area.

- f. **Caruso, 40.413 acres, zoned light industrial: No Change.** Neil sent them our offer to purchase the property fee simple for \$6000/acre; no reply yet.

#### **Old Business**

- A. **Ag Security Letters: No Change.** After Neil gets the map corrected, Kathy will send letters to new prospects. She also requested a parcel list of those in the Ag security district to complement the map Neil updated.
- B. **Preserved Property signs: No Change.** We will go back to the metal “stop sign” quality signs due to the economy. We now have a list of which properties need signs, Neil will order at least the 12 we need presently, more for future properties if he gets a quantity price break
- C. **Hunting on Romano tract:** Heritage owns a parcel adjacent to our tract, & they bring in hunters in the fall; the hunters are parking on our section of the tract on Paletown road. Kathy would like to see the Heritage parcel marked with their rules and times for hunting and the Richland parcel clearly posted for No Hunting as Richland Twp. forbids hunting on preserved property- Kathy e-mailed Steve asking that the tract be posted and try to deal with neighbors’ concerns about long-term parking there.
- D. **Baseline Surveys:** Heritage did baseline surveys on the Crisman, Davidheiser, Place, Hager, & Landis properties. Laura Baird is writing reports on these; she has 4 to go.
- E. **Funds Remaining:** \$830,000 remains in Township funds: We have \$270,029 remaining BSMOSP funds
- F. **Perpetual care: No Change.** Dale recommended having guidelines for the perpetual care of Township-owned properties. Joe suggested that township owned preserved properties that are now open fields be mowed every few years to preserve them in their present state, so they don’t become woods. Joe is working listing criteria for maintaining our township-owned properties.

**Motion to Adjourn- Joe motioned, Doug seconded, unanimous approval.**

**Next Meeting: Wednesday, November 14, 2012 7:00pm**