

# Webster Township Farmland & Open Space Preservation Board

## Regular Meeting

January 8<sup>th</sup> 2007

- 1) Meeting called to order by chair Tom Bloomer at 7:01 pm. Present: Tom Bloomer, Jean Cares, John Westman, Erica Perry, Robert Mitzel, Cyndi Zuccaro, Barry Lonik, and Elizabeth Riggs representing the Huron River Watershed Council.
- 2) Ms Riggs presented the Board with a recent draft of the Huron River Watershed Council's proposed model Riparian Buffer Ordinance for our review and comment. Board members offered comment during the presentation, and agreed to continue to do so as individuals, since it was felt the subject is really outside the Board's authority.
- 3) The Board reviewed its recent discussion with the Ann Arbor Greenbelt Program concerning the possible expansion of Greenbelt boundaries. While the Greenbelt Commission had invited the Board's comments and suggestions, it does not appear that boundary changes will be proposed in the immediate future.
- 4) The Board discussed upcoming cost sharing opportunities, and the advantages of having appraisals submitted with the initial applications. To that end, the Board passed the accompanying resolution for the Township Board's consideration.
- 5) The Board began consideration of the 2008 fiscal year budget, to be completed and finalized at the February meeting.

Respectfully submitted,  
Tom Bloomer

## Webster Township Farmland & Open Space Board

### Regular Meeting

February 5<sup>th</sup> 2007

- 1) Meeting called to order by chair Tom Bloomer at 7:01 pm. Present: Tom Bloomer, Jean Cares, John Westman, Erica Perry, Robert Mitzel, and Barry Lonik.
- 2) The Preservation Board discussed and adopted its recommendation for the fiscal year 2008 land preservation operating budget, to be forwarded to Township staff.
- 3) The Preservation Board discussed the need to make the Dexter Area Historical Society's intentions concerning annexation of the Gordon Hall property into Dexter a part of the public record. The purpose of that action is to guarantee long term public recognition of DAHSM's stated intent as it concerns any part of the property that may be covered by easement, and it follows a similar resolution passed by the Scio Township Preservation Board. Accompanying is the Preservation Board's resolution and a copy of the Society's resolution.

Respectfully submitted,  
Tom Bloomer

Webster Township Farmland & Open Space Preservation Board  
Agenda – Regular Meeting Minutes  
Monday, March 5, 2007, Webster Township Hall

Attended: John Westman, Tom Bloomer, Erica Perry, Rob Mitzel, Jean Cares, and Barry Lonik

No visitors attended.

I. Tom called the meeting to order at 7:05pm.

II. Tom and Rob made some corrections to last month's minutes to include "motion passed" after members move and second motions in two places. I have corrected the minutes and sent them on to Mary Dee to file. Erica moved and Rob seconded approval of the February minutes. Motion approved.

III. Announcements:

- a. Tom and Jean went to the Greenbelt informational meeting which was short but Webster Township landowners did attend. It was a good presentation.
- b. Erica brought up language in the new Zoning Ordinance in the ag zoning section that speaks about transition from farming to residential and also has changes in permitted use section in regard to animals. The Preservation Board talked about the strong language in the PDR ordinance that views agriculture as viable and valued. Barry shared that Ann Arbor Township was able to preserve its ag land and not have a mobile home park in the middle of a field with an engineered septic field because of its strong language and dedicated revenue to ag land preservation. Rob agreed that court cases are much more defensible if the master plan and zoning ordinance is supportive of an agricultural identity. Tom pointed out that the vast majority of Webster residents voted for ag land preservation and appear to feel as strongly as Ann Arbor Twp residents about preservation of agriculture. John agreed to bring this up to the township board and Erica will ask Erin if she has an electronic copy of this section that the preservation board can view.

IV. Old Business:

- a. We talked about utilizing the twp web page more effectively, by posting our minutes and potentially, posting resumes of people interested in becoming more active on township boards. John will pursue the posting of minutes. We discussed the timing of the posting and that the minutes would need to be approved in the next month's meeting in order to go on the webpage. We also talked about sending the corrected minutes of February to Mary Dee, township clerk.
- b. Barry took the Hestermans on a tour of properties in Scio and Webster and Ann Arbor Townships for their farming foundation. Scio and Ann Arbor Townships are very supportive and have indicated that they are very interested. The Hestermans are now looking outside Webster Township. They are interested in north and west of Ann Arbor parcels.

- c. Barry had sent the members of the board an update on the mid February state board's deliberation on who will receive this year's state/federal PDR monies. Our submitted application did not make this first cutoff but the final decision has not yet been made. Tom talked with a member of the state board, Tom O'Brian, who said that the argument that Barry and an Ann Arbor Township official put forward to them was not clearly understood at the time. Tom argued that if the state continues to discourage townships like ours who have dedicated millages, residents will lose interest and not support these initiatives in the future. Tom O'Brian encouraged Tom and Barry to write a letter about this and come future again and talk to the committee.
- d. There will be a meeting March 19<sup>th</sup> at 7:30pm to which Webster, Dexter Historical Society, UMRC, and Scio will talk about Gordon Hall. Rumors abound about what will be presented. Jean King of Scio asked Barry to research whether Gordon Hall really needs a conservation easement given that it has been designated a historic district on all of its acres. Barry read to us that all proposed change needs to get approval from a county historical board and this includes the vista and open space as well as Gordon Hall itself. This board did approve UMRC's site plan behind the trees but the language does seem to indicate that other change may be contraindicated and not deemed appropriate. Apparently Webster approved of making Gordon Hall a historic district in 2001.
- e. Barry is concerned that the appraiser still has not done the appraisal on a property for which we may need to move fast as we don't have any forewarning about when the application period will begin and we have 45 days to have a complete application. Tom will pursue this with the Farm Credit Services. We have also asked the same appraiser for an appraisal on yet another property.
- f. Our recommendation to the Webster Township Board that the Dexter Historical Society resolution be recorded was rejected on the advice of the township attorney.

V. New Business:

- a. Barry is working on language for the conservation easement for Scio that says that the land can not be annexed to the village. Also, that if there is some change in condition to the property, compensation is due to parties who have interest in the property, including those who have conservation easements.
- b. The Greenbelt has told Barry that it is still interested in several properties in Webster Township.

In view of the fact that there was no need to hold a closed meeting, Rob moved to adjourn, seconded by Jean. Motion was carried.

Tom adjourned the regular monthly meeting at 9:05pm.

Respectfully submitted,

Erica Perry  
Webster Township Preservation Board Secretary

Webster Township Farmland & Open Space Preservation Board  
Agenda – Regular Meeting Minutes  
Monday, April 2, 2007, Webster Township Hall

Attended: Tom Bloomer, Erica Perry, Jean Cares, Cyndi Zucarro and Barry Lonik  
No visitors attended.

I. Tom called the meeting to order at 7:05pm.

II. Tom corrected last month's minutes to replace Farm Bureau with Farm Credit Services. Erica moved and Jean seconded approval of the corrected March minutes. Motion approved by all.

III. Announcements:

- a. Terry Brinkman has invited local townships to a follow up meeting to discuss county/township agreement in applying to federal and state preservation programs.

IV. Old Business:

- a. Tom showed us the letter from the state/federal combination programs which rejected our application of the Smyth property. Tom talked with Elizabeth Juras who had sent the letter and shared our point of view about the impact of awarding counties vs. townships with dedicated millage for PDR. He learned that we may still be in the running if we can move quickly if other properties for whatever reason back out or can't move quickly into the process of getting the award. 6 programs were accepted and our property was 8<sup>th</sup> out of 11. Some of the federal money (perhaps \$300,000) needs to be spent by September or it will be lost. We have commissioned the appraisal of the Smyth property since we are resubmitting it for the federal program that just opened up, and have been told that it will be done by the application deadline which is 4/27, so we will be in a position to move quickly. Barry doesn't think that there will be a large number of properties submitted this next round.
- b. Tom reported on the Gordon Hall meeting of last month in which most of the parties who are involved in this potential transaction were present (with the exception of UMRC who was called away). Paul Bishop ran the meeting and reiterated that they still need our pledge. He also said that the banks that the Dexter Historical Society has been working with on this property are cooperating with them. Many issues were discussed including Barry's research on whether a historically designated district still needs a conservation easement: it does. Also, apparently some residents of both township and village feel that they are double paying to preserve development rights on this parcel. Also, there may be no detention pond necessary due to a new plan being put forward regarding storm water management. Paul told reps from Webster Twp that he would provide the written documents we have been waiting for very soon. He and the Dexter Historical Society sincerely do want a conservation easement on the property.

V. New Business:

- a. We are going to table the Preserve Washtenaw charter because we don't have the paperwork to review. This can be postponed.
- b. Barry wrote a draft of a letter to the Greenbelt Advisory Commission after hearing that the Mayor of Ann Arbor was favorable in hearing what local townships had to say about extending the Greenbelt boundary. Similar letters are also being written from Pittsfield, Scio and Superior. The letter requested that the boundary in Webster be extended one mile west of the current boundary.
- c. Barry also wrote a draft of a letter to the state agricultural preservation board regarding the impact of awarding only counties vs. townships with dedicated millages. Points he made were: that counties have failed to pass dedicated millages for preservation, that preservation of farmland is a local issue, and that townships will not continue to dedicate millage if they are unsuccessful in ag land preservation, to name a few. This letter will be signed by Tom on behalf of the Webster FOSPB.

Erica moved and Jean seconded closing the open session and opening the closed session. Roll call vote; ayes carried. Tom adjourned the regular monthly meeting at 8:29pm.

Tom reopened the open meeting at 9:25pm.

Tom articulated the following recommendation: "we recommend contributing \$110,000 to the Green Belt Commission application for federal funding of purchase of development rights for an agricultural property in Webster Township, should the Greenbelt application be successful." Jean moved acceptance of this recommendation and Erica seconded it. Roll call vote; ayes carried.

Erica moved to adjourn, seconded by Jean. Roll call vote; ayes carried.

Respectfully submitted,

Erica Perry  
Webster Township Preservation Board Secretary

Webster Township Farmland & Open Space Preservation Board  
Agenda – Regular Meeting Minutes  
Monday, May 07, 2007, Webster Township Hall

Attended: Tom Bloomer, Erica Perry, Jean Cares, John Westman, Rob Mitzel and Barry Lonik

Rob's little daughter attended.

I. Tom called the meeting to order at 7:05pm.

II. Tom corrected last month's minutes deleting the name of the property which will be recommended to the Township Board for application to the federal program and the recommended amount we would pledge from our PDR millage. Erica moved and Jean seconded approval of the corrected March minutes. Roll call vote, all ayes, carried.

III. Announcements:

- a. From the 4/30 meeting with the County, we learned that there will be another round for state PDR applications this year. Tom did send out the letter to the State PDR board but Rich Harlow said he didn't receive it at this meeting. Tom also sent out the agreed upon letter to the Greenbelt.

IV. Old Business:

- a. Smyth property was sent in and received on time for the federal program. We will hear by 6/15 when awards will be announced. The GreenBelt also submitted another property from our township to the federal program.
- b. We haven't received anything from the Dexter Historical Society for Gordon Hall; however, Barry learned that Paul Bishop would like two separate easements from Scio and Webster. Our township attorney told John Kingsley that we might have to revisit the application.
- c. Barry had sent out information on "Preserve Washtenaw", a collaboration of entities committed to land preservation in Washtenaw County. Barry said that many felt that a collaboration would help with problem solving, educating the public and the Ann Arbor News about what lands have been preserved, and to look at opportunities for partnership. The meetings would last an hour and occur quarterly. They also would like to create a website for the public to use. Preserve Washtenaw has created a rough draft of a charter and has asked townships to review and consider signing on to. Barry pointed out that 1100 acres have been preserved in 2006 altogether through land conservancies, townships, the GreenBelt. Bob Teetens and Susan Lackey are working on creating the final version, which we will look at next month.

V. New Business:

- a. We discussed the County Intergovernmental Cooperation meeting held at the Washtenaw Intermediary School District on April 30. Tom explained that its purpose was to discuss the difficulty of getting the most points possible for state funding. The state awards 100 points to applications that have intergovernmental

cooperation agreements (IGC). Our application was 8 out of 11 without these 100 points. Rich Harlow of the state PDR ag board presented and we learned some new facts. He explained that the land use committee in Lansing provided the direction to award those applications with this kind of agreement, despite the fact that counties haven't raised PDR millage while some townships have. We did learn that an IGC agreement between townships could also score 100 points. Rich also told us that scoring may continue to change. The County set aside \$40,000 for administration of these applications this year. It was also explained that townships would be charged a fee for administrative costs. There is some confusion about scoring based on the County's PDR ordinance, since Terry said that the County ordinance could be modified to match township ordinances. We looked at the advantages and disadvantages of working with the County vs. working with other townships with PDR millages or funding sources, Scio, Ann Arbor, Pittsfield and the City of Ann Arbor (Greenbelt.) First, the proposed advisory committee, whether comprised of few or numerous members, is only advisory. What is recommended goes to the county administrator which then goes to the board. The board only meets once a month. Layers of decision making make this a cumbersome, ineffective system with uncertain outcome. The state awards programs, not properties and the County would have the discretion to put the award where it chooses.

If we made an IGCA with funded townships and City of Ann Arbor, we would have more control and less bureaucracy. We all share the same consultant, Barry Lonik. There are 5 townships in Macomb with such an agreement which is recognized by the state board. We would need to agree that one entity assume the fiduciary role. We agreed to have Barry pursue this discussion with his other townships.

Rob moved and Jean seconded closing the open session and opening the closed session. Roll call vote, all ayes, carried. Tom adjourned the regular monthly meeting at 8:35pm.

Tom reopened the open meeting at 9:13pm.

He asked that the Webster FOSPB consider our current PB ordinance's requirement that we hold annual rounds of applications. We currently have more applications than we can possibly work with and he wonders if we should amend our ordinance.

Erica moved to adjourn, seconded by Jean. Roll call vote, all ayes, carried.

Respectfully submitted,

Erica Perry  
Webster Township Preservation Board Secretary



Webster Township Farmland & Open Space Preservation Board  
Regular Meetings Minutes  
Monday, June 4, 2007, Webster Township Hall

Attended: John Westman, Tom Bloomer, Erica Perry, Cyndi Zuccaro, Jean Cares, and Rob Mitzel, and Barry Lonik

I. Tom called the meeting to order at 7:05pm.

II. Tom corrected last month's open meeting minutes.

Rob moved and Jean seconded to accept minutes. All ayes, motion passed.

Tom and Jean made corrections to last month's closed meeting minutes.

Rob moved and John seconded to accept minutes. All ayes, motion carried.

III. Announcements:

a. This Weds at 1pm the state farmland preservation board is having their state public meeting. There will be space for the public to speak. Tom encouraged our board members to go. Barry is probably not going. They did receive his letter.

b. The farm representative position is expiring on the Greenbelt Commission. Dale Lesser is moving on to a position in his church. Tom has been asked to replace him and gave a tentative yes depending on various folks' recommendation. John Kingsley sees no problem with Tom accepting. Tom is awaiting a response yet from the attorney, Mark Reading. The Webster F&OSPB had no problem with Tom accepting. The Green Belt Commission meets every other month.

IV. Old Business

a. **Gordon Hall:**

Scio Twp Board chose to do its own easement so Barry redrafted the easement just for Scio. It has not been formally approved yet due to the outstanding issue of future annexation. There is an existing 425 agreement between Dexter Village and Scio for the high school property. Rather than create a new agreement, they are amending this current 425 agreement to add Gordon Hall to the agreement. Public hearings are yet to occur.

Tom checked with John Kingsley who has been told by the administrator of the retirement home that final plans have been submitted to Drain Commission.

We still need various documents from the Dexter Historical Society before next steps can be taken.

b. **Preserve Washtenaw:**

Barry sent the revised and final draft of the charter to our preservation board to read and make a recommendation. Again, Preserve Washtenaw is a consortium of land preservation programs in the county including Greenbelt and County programs. One of their goals is to create a website for interested landowners to know where they might apply. There is no membership fee. Susan Lackey and Bob Teetens drafted the charter. Decisions are made as a group with rotated location of meetings. Erica

made a motion to recommend to the Township Board that they sign on to the Preserve Washtenaw charter and Jean seconded. Motion carried with all in favor. Tom will present to the Township Board.

c. **County Intergovernmental Cooperation discussion:**

All dedicated millage townships and Pittsfield Township have agreed that there is no advantage to have this intergovernmental cooperation agreement with the county and that an agreement between these townships would be a better plan. Barry has requested of Rich Harlow a copy of Macomb intergovernmental cooperation agreement between the five townships in that area though it may not help us much in creating our agreement.

The state will have another round of applications this fall. It might be a good idea to have something in place in the next year. Jan Ben Dor and Barry have sketched something out to begin this process.

d. **Cooperative Action with Developers:**

Green Belt staff has brought up the fact that some land purchased on speculation for development may be going into bankruptcy and that land might be bought more cheaply. Also, other landowners may be willing to sell land more cheaply given Michigan's economic climate. We were asked if we want to be notified of properties that come up? Ginny Leikam asked us to respond by June 29. We responded that anyone is free to apply to our program.

V. New Business

- a. We may need to revisit our PDR ordinance in the future when we are less busy.

Erica made a motion to close the open session and open the closed session. Rob seconded. Motion passed unanimously at 8:20pm.

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Tom reopened the open session at meeting at 9:04.

Jean moved to adjourn the meeting seconded by Rob at 9:06. Motion passed unanimously.

Respectfully submitted,

Erica Perry,  
Webster Township Farmland & Open Space Preservation Board Secretary

Webster Township Farmland & Open Space Preservation Board  
Regular Meetings Minutes  
Monday, July 9th, 2007, Webster Township Hall

Attended: John Westman, Tom Bloomer, Erica Perry, Jean Cares, and Rob Mitzel, and consultant, Barry Lonik. Cyndi Zuccaro arrived at 7:30 after the Webster Historical Society Meeting.

Guest: Bruce Pindzia

I. Tom called the meeting to order at 7:04 pm.

II. Correction of last month's minutes.

Rob moved to accept June's **open** and closed minutes and John seconded. All ayes, motion carried.

III. Announcements:

a. Tom went to his first Greenbelt meeting this evening. They have preserved another farm in Northfield Township (John Alexander's farm.) The Greenbelt Commission votes to send a recommendation to the City Council to extend the boundary one mile west in Webster and Scio, one mile south in Pittsfield, one mile south in Superior. Of the original \$20,000,000 that they bonded, they have \$4,000,000 left.

b. Barry shared a current controversy in which the road commission in Kalamazoo County wants to put a road through a property that has been preserved (via imminent domain.) Agriculture Department of Michigan is contesting this.

IV. Old Business:

a. Recent information about Gordon Hall was shared by Bruce Pindzia. UMRC said they are ready to submit a site plan to Webster Township. The Drain Commission approved their plan (5 acres for the detention pond). This leaves 19 acres not affected by this plan that would remain in Webster Township. Attached to the 5 acre drainage area is a landscaped area to preserve trees which will take up a bit more acreage. Bruce does not have any new drawings since those submitted last fall. That site plan showed two things: the land is divided into two parts: the village and the part that has no buildings in Webster Township. Since the plans have been turned in last fall, there have been many fees invested in reviewing the project. Mark Reading wrote a resolution to delegate powers and functions to the Preservation Board of Webster Township to provide assistance, to advise and make recommendations on a Conservation-Historic Easement for Gordon Hall. Fifteen acres was annexed last December into the village of Dexter. Gordon Hall still remains on Webster Township. Can we withdraw our pledge based upon the reconfiguration and halving of acreage? The township board minutes from October 18<sup>th</sup>, 2005, record that the pledge was made for at least 37 acres. We also discussed the idea that the five

acres at least might be annexed to the village to align the drainage area with the property for which it had to be planned.

- b. Urban co-operative agreement: none of the committee attended the last county meeting. The Webster Preservation Board is interested in developing a UCA with local townships with dedicated millages. Barry said that the state does not have much money this year so he doesn't feel we have to hurry to do this agreement.

Erica made a motion to close the open session and open the closed session at 8:47pm. John seconded it and it carried with all ayes.

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Tom called the open meeting to order once more at 9:12pm.

He talked about the fact that he brought our recommendation to support Preserve Washtenaw to the township board and it was placed on hold. Tom will pursue this with John and John Westman.

We discussed the letter that outlined the purchase of land owned by developers who can not currently develop. There are some developer-owned lands that the county would be interested in. The attorney says they still need to pay fair market value unless the land owner says that they would be willing to accept less.

Erica made a motion that we adjourn. Jean seconded. Ayes, motion carried.

Respectfully submitted,

Erica Perry, secretary

Webster Township Farmland & Open Space Preservation Board  
Regular Meetings Minutes  
Monday, August 9th, 2007, Webster Township Hall

Attended: Tom Bloomer, Erica Perry, Jean Cares, Rob Mitzel, and consultant, Barry Lonik.

- I. Tom called the meeting to order at 7:05pm.
- II. Correction of last month's minutes.  
Rob moved to accept July's open and closed minutes and Jean seconded. All ayes, motion carried.
- III. Announcements:
  - a. The Township Board approved our resolution to support the Merkel purchase with \$110,000 through the Greenbelt application.
  - b. The Board also approved the Preserve Washtenaw charter. Tom sent this on to the Land Trust.
  - c. Gordon Hall was discussed at the Township Board—to be discussed in Old Business.
  - d. Barry talked with Dan Ezekial who was on his way to the City Council meeting to determine whether the boundary was going to expand a mile. Dan thinks it will pass. It passed the first reading.
- IV. Old Business:
  - a. The Township Board asked the Preservation Board (PB) to look at the Gordon Hall application if we received one and make a recommendation. We received the application on July 23<sup>rd</sup> for 25.23 acres including the buildings, including the detention basin. Barry scored it as approximately 43 points. This amount could change if the land owner donated some development rights or due to a few other considerations. The Scio Township portion is not protected yet, for instance, which would increase the score. This still makes it a low scoring property. Barry looked at it both through ag as well as open space scoring. Rob talked about the unique aspect of Gordon Hall and its view shed. Jean did not see a great agricultural use for this remaining acreage. Barry agreed with Erica that the detention pond might best be turned over to the village. Barry described the county's enabling ordinance and the historic district designation which say that any alteration to the 'resource' has to be approved by the county. Barry said that the view shed is what the Historic District Commission is concerned about. Jean pointed out that we recommended \$50,000 for over 30 acres originally, knowing that this was a property that would score low given its isolation. We talked about the unique considerations about this particular property. This is a regional community approach to preserving a historic site as well as contiguous ag land. We agreed as a board to think further about this until next meeting. We also agreed to have Barry talk with Paul Bishop about not including the detention pond

in the application. Barry will also consult an appraiser about the value of land covered by a historic district designation.

- b. Tom brought up the Urban Cooperation Agreement offered by the county. We have opted to opt out of this initiative. They have moved on with their plan. Barry has the agreement between the 5 Macomb townships and thought there was some applicability in Washtenaw. It has been low of our priority list given that it looks like there will not be much of a state program this year. Barry suggested that we convene a meeting of the townships with dedicated millages sometime this winter. Barry would like to achieve an agreement that won't detract from each township's ability to operate and so that everyone would benefit. Rob suggested that we might take a leadership role in getting this started.
- c. Smyth property discussion: Hearing the offer, Marjorie was going to consult with her attorney. Barry suggested that we recommend that we ask the township board for funds for an appraisal and an environmental assessment in the event that Marjorie agrees to PDR. Rob made a motion that we request authorization from the Township Board for a survey and Phase I environmental assessment with the dollar amount supplied by Barry and contingent upon further discussion with the landowner. Erica seconded it. Roll call all ayes carried the motion.
- d. Merkel property: Township board passed \$110,000 from our dedicated millage for the purchase of development rights on this property. The two appraisals by two different appraisers are very divergent in amounts. Peg Kohring called Tom concerned about this. Barry told Marjorie that he knew that this was less than she expected and that she could get her own appraisal. Also, the Greenbelt may help out if it expands its boundaries to include Marjorie's property. Another possibility is that Marjorie not donate a percentage. The City of Ann Arbor might choose to reconsider their deal with this property given the low appraisal of the Smyth property. Barry meets with Peg tomorrow morning to discuss this.

#### V. New Business

- a. Three members of this board have their terms end this month: Erica Perry, Jean Cares, and John Westman. The board will make the ultimate decision but Tom asked if we were willing to continue. Jean and Erica said they would though they would also be willing to be replaced. These are two year staggered appointments.
- b. As of the next meeting, two officers will be selected. Tom will not be running as Chairman though he still will be serving on the Preservation Board.

Erica made a motion to adjourn the open meeting and open the closed meeting. Rob seconded. Roll call all ayes carried at 9:20pm.

Tom called the open meeting to order once more at 9:37pm. Erica made a motion to adjourn. Jean seconded it. Roll call: all ayes. Meeting adjourned at 9:39pm.

Respectfully submitted,

Erica Perry, MSW



## Webster Township Regular Board Meeting October 16, 2007

The Webster Township Regular Board Meeting was called to order at 7:30 p.m. by Supervisor Kingsley on October 16, 2007 at the Township Hall, 5665 Webster Church Road Dexter, MI 48130.

Members present Supervisor Kingsley, Clerk Heller, and Treasurer Whitney, Trustees: Kleinschmidt, Koch, Fink, Zoning Administrator: Pindzia and six residents. Absent Trustee Westman.

### Meeting opened with the Pledge of Allegiance to the flag

### Approve Minutes

Motion Kleinschmidt second Koch to approve the minutes of the Regular Board Meeting held on September 18, 2007. All ayes and carried.

### Supervisor Remarks

### Approve Agenda

Motion Kleinschmidt second Fink to approve Agenda as presented. All ayes and carried.

### Call to Public

### Reports

#### A. Treasurer's Report:

Motion Whitney second Koch to accept Treasurer's report and pay bills as presented as well as those anticipated bills received before the November meeting. Roll call vote, all ayes and carried.

#### B. Planning Commission:

Report received.

#### C. Parks & Recreation Committee:

No report received.

#### D. Zoning Inspectors Report:

Report received. Seven zoning permits have been issued and sixteen inspections.

#### E. Sheriff's Report:

Report received.

#### F. Zoning Board of Appeals:

Report received.

#### G. PDR Committee:

Report received.

#### H. Fire Department Report:

Report received. Next meeting 10/18/07 at Dexter Township Hall.

### Old Business:



## WEBSTER TOWNSHIP

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**A. Employee Manual**

October 16, 2007 manual presented & corrected from 9/17/2007 to add “Webster Township to be a tobacco free work place. Motion Kleinschmidt second Koch to allow working through employee lunch hour until further notice. All ayes and carried.

**B. Dog signs**

Relocate signs further back on property.

**C. Township Hall Improvement Bids**

Motion Koch second Heller to accept Milligan Romine Proposal with three added changes. Roll call vote, all ayes and carried.

**D. Report on Gordon Hall Property**

Motion Fink second Koch to accept Webster Township Farmland & Open Space Preservation Board recommendation and delay further discussion up to \$50,000 for future meeting. Discussion took place.

Roll call vote, all ayes and carried.

**New Business:**

**A. Norm & Barbara Koch 6.35 acres South East Corner of Mast & N. Territorial Road**  
Letter received. Discussion took place.

**B. Request for Budget Amendments for Recording Secretary for PDRB**

Motion Kleinschmidt second Heller to modify budget to allow for secretary for the Webster Township Farmland & Open Space Preservation Board. Roll call vote, all ayes and carried.

**Correspondence**

**Call to Public**

**Adjourn**

Motion Heller second Kleinschmidt to adjourn meeting. Meeting adjourned at 9:00 p.m. All ayes and carried.

Respectfully submitted

Mary Dee Heller, Clerk  
Webster Township





## **Webster Township Farmland & Open Space Preservation Board Regular Meeting November 12, 2007**

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:04pm, by Chairman Rob Mitzel on November 12, 2007 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, John Westman, Jean Cares, Erica Perry, Tom Bloomer, consultant Barry Lonik and Recording Secretary Cyndi Zuccaro.

### **Approve Minutes**

Motion Tom second Jean to approve the corrected minutes of the Regular meeting October 1, 2007. All ayes and carried.

### **Announcements and Public Comment**

Erica requested to have Kris Olsson, from the HRWC and Ann Arbor Township Planning Commission, present to our board an overview of the Bio-Reserve Project.

It was decided to give Ms. Olsson a half hour block of time to make the presentation.

Rob spoke with Raymond Grew about setting up a joint meeting with the four townships that have PDR: Webster, Scio, Pittsfield, and Ann Arbor. They are hoping to get something together by December, for the purpose of discussing and cooperating on preservation efforts.

### **Old Business**

#### **I. Gordon Hall**

The Webster Township Board approved our adjusted pledge of \$32,923 to the DAHS for the establishment of a conservation easement on the remaining agricultural and historic land on the Webster Township portion of the Gordon Hall property, October 16, 2007. It was concluded that we would wait to create a conservation easement on the property pending the decision of the township board about the remaining \$17,077 of the original pledge.

#### **II. Smyth Property**

NRCS approved the appraisal. Barry will contact Marjorie. If it's a "go", the Greenbelt will be contacted to participate.

#### **III. Merkel Property**

The NRCS is requiring further justification from the appraiser. NRCS is awaiting the appraiser's response.

#### **IV. Update on the Recording Secretary**

The prospective secretaries that Mary Dee Heller contacted were not interested in the job. Cyndi offered to take the position. Barry also knew someone that has an interest. It was decided that Cyndi would take the position. Rob & Cyndi will contact Mary Dee.

**Close open Session – Open Closed Session**

7:58pm, motion Tom second Erica to close the open session and open the closed session. Roll call, all ayes, motion carried unanimously.

**Re-open Open Session**

Chairman Rob Mitzel re-opened the open session at 8:26pm.

Tom reported on the LPI's presentation to the Greenbelt and was disappointed in their lack of research on Washtenaw County's land preservation.

**Adjourn**

Motion Erica second Tom to adjourn the meeting. The meeting adjourned at 8:35pm. All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



## **Webster Township Farmland & Open Space Preservation Board Regular Meeting December 3, 2007**

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:02 pm, by Chairman Rob Mitzel on December 3, 2007 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, John Westman, Jean Cares, Erica Perry, Tom Bloomer, consultant Barry Lonik and Recording Secretary Cyndi Zuccaro.

### **Approve Minutes**

Motion Erica second Tom to approve the corrected minutes of the Regular meeting November 12, 2007. All ayes and carried.

### **Announcements and Public Comment**

Rob announced the joint preservation meeting of Webster, Scio, Pittsfield, and Ann Arbor townships, will be held on December 13, 2007, 4:30pm, at the Ann Arbor Township Hall. Rob plans on attending.

Barry reminded us of the Agriculture Preserve Boards of Michigan conference on Wednesday December 12, 2007 in Lansing, "Investing in Farmland Protection." Tom and Barry are planning on attending.

### **Old Business**

#### **I. Gordon Hall**

No action was taken by the WTB, at their November meeting, regarding the remaining \$17,077 of our original pledge to Gordon Hall. It may be on the agenda at the January meeting, John will update us.

#### **II. Smyth Property**

Barry met with Marjorie and she is eager to move forward.

Barry also spoke with Ginny from the Ann Arbor Greenbelt regarding details of our agreement and financial situation on the Smyth property. Barry is under the impression that the Smyth proposal will be on the Greenbelt December agenda.

Proposals have been received for a boundary survey and a Phase I Environmental Assessment.

A proposal from Arborland Consultants for the survey was \$3400 and the proposal from Mannik & Smith for the Phase I environmental assessment was for \$1850.

Barry noted the Greenbelt made it clear that an environmental assessment would be required for their participation.

Tom motioned, Erica seconded, to request from the WTB expenditures for \$3400 on the boundary survey and \$1850 on the Phase I Environmental Assessment. All ayes carried the motion.

Two items will be requested on the WTB December meeting agenda:

1. Rob will request action on funding the survey and environmental assessment.
2. John will request that we may retain a real estate attorney with an expertise in conservation easements.

### **III. Merkel Property**

No change in status. The Greenbelt is still awaiting the appraiser's justification and/or revised report.

### **IV. Recording Secretary**

Rob and Cyndi confirmed with Mary Dee that Cyndi will be the official recording secretary.

Cynthia Green will be the alternate recording secretary.

### **New Business**

#### **I. 2008 Meeting Schedule**

January	7	July	7
February	4	August	4
March	3	September	8
April	7	October	6
May	5	November	10
June	2	December	1

All meetings start at 7:00pm

Motion Erica second John to approve the Webster Township Farmland & Open Space Preservation Board meeting schedule for the 2008 calendar year.

All ayes carried the motion.

#### **II. Huron River Watershed Council Natural Features Inventory**

Barry spoke with Kris Olsson regarding the Bio-Reserve Project. She was interested in knowing if we have an interest in working with the HRWSC to identify remaining natural areas of the watershed in our township. The project team will be offering training sessions for volunteers on rapid environmental assessments. It was decided that it is a very worthwhile project that we would like to participate in.

#### **III. Easement Donation Assistance**

Financial assistance to land owners who are interested in donating a conservation easement, to cover surveying, appraisals, & monitoring fees, was discussed.

It was decided not to set aside money for this purpose, but to address each application as it is presented to us for the purpose of establishing a donated conservation easement.

#### **Close open Session – Open Closed Session**

8:25 pm, motion Erica second Tom to close the open session and open the closed session.

Roll call, all ayes, motion carried unanimously.

#### **Re-open Open Session**

Chairman Rob Mitzel re-opened the open session at 8:34pm.

#### **Adjourn**

Motion Erica second Jean to adjourn the meeting. The meeting adjourned at 8:35 pm.

All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry