

EXECUTIVE SESSION NOTES ADDENDUM TO OCTOBER 12, 2023
MEETING MINUTES OF WEST PIKELAND TOWNSHIP OPEN SPACE
ADVISORY SUBCOMMITTEE

October 12, 2023

In the Executive Session of the Open Space Advisory Subcommittee meeting on this date, the following property-specific matters were discussed:

1. **Philip Grant and Betty Ryberg - 1571 Horseshoe Trail Road**

Lisa Lacroix reported that the property owners do not wish to proceed with their own independent appraisal at this time. Rather, they will “wait and see” what the update to the Township appraisal by Brian O’Donnell indicates. Lisa explained that the property owners believe the value of the Conservation Easement permitting two lots is \$600,000.00 and that the Conservation Easement permitting a single lot has a value of \$800,000.00. It was noted that the original appraisal values for these came in at \$395,000.00 for the single lot and \$295,000.00 for an easement permitting the two lots. Pursuant to the Subcommittee’s recommendation, the Township has commissioned Brian O’Donnell to perform an update to the original appraisal and the values obtained will be presented to the property owners, upon receipt. No further action was taken at this meeting.

2. **Sturgeon Property (39 acres plus or minus) – Peace by Piece Farm – 1800 Art School Road**

Sean O’Neill brought the Subcommittee members up to date on the status of this transaction. As of this time, Sean summarized the negotiations between the attorney for the property owners and the Township. The property owners have indicated a willingness to consider a sale of the transferable development rights on the property at a sale price of \$900,000.00 payable in three installments, over the course of two years, commencing with an initial payment before the end of 2023. The \$900,000.00 proposal represents a 25% reduction from the appraised value of \$1.2 million dollars. The draft agreements for the transaction are being prepared by the Township Solicitor’s office and are to be forwarded to Mr. Munnis for review. No further action was taken at this time.

3. **1442 Horseshoe Trail Road – Lydia McCullough – 10.22 Acres on the South Side of Horseshoe Trail Road Approaching Lower Pinecreek Road**

Lisa Lacroix informed the Subcommittee that the property owners do not wish to proceed with the proposed Conservation Easement transaction with Natural Lands Trust at the appraised value of \$112,200.00. No further action was taken at this time.

4. **1887 Art School Road – Verna L. Ilacqua – 6.8 acres on the North Side of Art School Road**

Subcommittee Member, Kim Pavia, is the contact with the property owner on this easement proposal. Lisa Lacroix reported that, as of the time of this meeting, there has been no further

update from Kim as to the status of the property owner's interest in going forward at this time. No further action was taken as of the time of this meeting.

5. **McNeil – 10.3 plus or minus acres – 1701 Horseshoe Trail Road**

Teresa Wood had brought this property to the attention of the Subcommittee at the September meeting. It is presently for sale for \$900,000.00 and consists of 10.3 acres of vacant and undeveloped ground which is part of the McNeil Holdings owned by Colin and Virginia McNeil. It adjoins conserved lands that are owned by the McNeils. Teresa informed the Subcommittee that stakes have been placed in the ground presumably indicating the boundaries of the subject lot. Sean O'Neill informed the Subcommittee that he had conducted some research on the title to the McNeil lands and had found, in the course of researching the Sturgeon property, that the McNeil lands, including this 10.33 acre lot, are subject to conservation easements. The easement affecting the 10.3 acres, in particular, restricts that parcel to development of no more than one single family residential unit and associated agricultural/equestrian improvements. It was noted that the McNeil lands were originally owned by a Township property owner by one name of Kramer, and subsequently by Kring. The easements were placed on the property in the course of the ownership of the McNeils' predecessors.

In light of the existing restrictions on this particular 10 acres parcel, the Subcommittee felt it was not a worthwhile project to pursue further action on a potential easement on the vacant lot being marketed for sale. No further action was taken at this time.

6. **Indian Springs Day Camp – William and Michael Mackrides – 45 acres at 1540 Street Road**

It was noted that Glenn Wenger has volunteered to assist Lisa Lacroix in dialogue with the property owners concerning a potential conservation easement of the day camp property at this location. No further action was taken at this meeting.

Adjournment of Executive Session – There being no further property-specific matters for discussion, the Subcommittee adjourned the Executive Session, and returned to the Regular Meeting in progress which was reconvened at 7:30 p.m.

Respectfully submitted,

Sean O'Neill, Secretary