

Richland Township Preservation Board Meeting Minutes

February 14, 2024

Submitted by Richard Sadler

Members Present:

In attendance were Kathy Fedorocsko, Rich Sadler and Rick Taylor. Staff member present was Rich Brittingham.

Office	Nominee	Nominated by:	Seconded by:	Vote
President	Kathy F	Rich S	Rick T	Unanimous
Vice President	Dale	Kathy F	Rich S	Unanimous
Secretary	Rich S	Kathy F	Rick T	Unanimous

A. Reorganization

- b. **Minutes:** November’s minutes were approved as written
- c. **Financial Report:** As of November 8, 2023, our fund balance stands at \$1,664,780.54. Of this, the amount of EIT earned since July 1, 2023 available for potential use for historic preservation is \$78,021.71

C. Property Reports, Active:

- 1. **Corn (36-39-79) 55.6 acres on 150 Hickory Lane:** The Preservation Sign has been put on this property and also on the Maderson property.
- 2. **Sames (36-29-32,88,94) 61 acres on Church Rd:** The County Farmland application was resubmitted by Matt Babbitt with the additional 15-acre parcel that got omitted on the first application. The list and ranking of County Farmland properties will be out in March. The property qualifies for a \$1,500/acre bargain sale price from the County program if we don’t participate in their program. We are hoping for this to be ranked in the top 5 properties in 2024.

D. Property Reports: Pending Contact /Action:

- 1. **Matz (36-39-36):** Matt Babbitt from Heritage presented to the BOS different plans regarding preserving Mrs. Matz's property. The Game Commission would like to buy the property fee simple and give her life rights to the home. Mrs. Matz said her family has too much of a connection with the property to sell it but they are interested in a conservation easement. . A Phase I environmental study is suggested. Jim Car would like to work with the property owner with clean up and removal of invasive plants when he can get a program like this started. Rich and Dale voted by email to get the appraisal process started.
- 2. **Gerhart (36-39-35) 41.4 acres on 12 Muskrat Road: No Change.** Kathy will call Dale & Tina Gerhart to try to arrange a meeting with Matt and Kathy and possibly Jim Car to discuss the proposal to preserve their 41 acres. It is adjacent to Matz and Herrmann, across from the Gamelands.

E. Old Business

3/19/2024

1. **Central School: One-room schoolhouse at 402 Station Rd.:** Leslie and Kathy discussed having the Richland Historical Society take the schoolhouse under its wing, which would help us with fundraising. Leslie and Linc will look at drawing up a lease with the Richland Historical Society now that the Historical Society agreed to adopt the schoolhouse. Rick will get 3 estimates with union shops to do the repairs. Rick stressed that it is important to get the roof fixed as soon as we can but the masonry work needs to be done first. After we repair the school, we will need a plan in place to generate operating revenue.
2. **Property Monitoring by Heritage:** Gruver cleaned up his current issues and requested advanced notice, which Heritage already provides, for the next monitor walk so he can be on it. Kathy is checking with Heritage to make sure they are notifying Gruver at the correct address.
3. **List of working properties:** Kathy has updated the list of properties we are working on. As we wait to hear how the challenge to the Township's zoning progresses, she has added more property owners to the list. She will attempt to get some letters sent out soon. The zoning challenge was voted down by the zoning board at its January 11, 2024 meeting.
4. **Open Space Map:** Rich B talked with Mike Schwartz about darkening the parcel lines and making the font smaller for the development names, as well as about removing the double legend entries and adding the two new parcels of Open Space and changing the designation of the open space acquired from Mariwell with the transfer of development rights. The map that he presented at this meeting did not include many of the conservation easements from the past, so Rich B will return it to Gilmore and have them correct it.

F. New business

1. **Website**-we want to have minutes added to it.
2. **Former Devery property:** The 49-acre property has been sold. The new owner wants to put an 800' driveway back to the pond for a camper(s) through the open space which prohibits any activities but farming. Kathy is concerned about the camper(s) being used full-time/long-term and be another headache for us to monitor. Rich B will discuss this driveway with the co-holder of the easement, which is the County.
3. 1115 Rich Hill Rd., owned by Adelpia Gateway. Owner wants to demolish a historic (LS1) house and return the land to lawn because of vandalism.

Motion to Adjourn: Kathy motioned, Rick seconded, unanimous approval.

Next Meeting: Wednesday, March 13, 2024 at 7:00 PM

3/19/2024