

City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
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Action Minutes

Wednesday, October 21, 2009

4:30 PM

Guy C. Larcom, Municipal Building, 100 N. Fifth Avenue

Greenbelt Advisory Commission (GAC)

CALL TO ORDER

Chairperson Laura Rubin called the meeting to order at 4:35 p.m. in the Guy C. Larcom Jr., Municipal Building, 2nd Floor Council Chambers, 100 N. Fifth Avenue.

ROLL CALL

Present 7 - Tom Bloomer, Dan Ezekiel, Gilbert S. Omenn, Commissioner Laura Rubin, Peter Allen, Carsten Hohnke, and Catherine Reising

Absent 2 - Jennifer Santi Hall, and Michael Garfield

SPECIAL PRESENTATIONS

Commissioner Garfield arrived at 4:45 p.m.

Present 8 - Tom Bloomer, Dan Ezekiel, Michael Garfield, Gilbert S. Omenn, Commissioner Laura Rubin, Peter Allen, Carsten Hohnke, and Catherine Reising

Absent 1 - Jennifer Santi Hall

- 1 **09-1009** Market Study of Webster and Superior Townships by Mike Williams, Gerald Alcock Company

Mike Williams gave a slide presentation regarding a Market Study of the existing supply of single-family residential land within Superior and Webster Townships, with conclusion of its potential impact on future demand for developable land within the subject area. The analysis addressed statistical formulation of household growth, current level of sales activity within the subject area and categorizing of vacant land units between greenbelt and non-greenbelt areas. A copy of the analysis of both townships is on file in the City Clerk's Office.

PUBLIC COMMENTARY

None.

APPROVAL OF AGENDA

A motion was made by Commissioner Omenn, seconded by Commissioner Ezekiel, that the agenda be approved as presented. On a voice vote, the Chair declared the motion carried.

A APPROVAL OF MINUTES

- A-1 **09-1049** Greenbelt Advisory Commission Minutes of September 9, 2009

A motion was made by Commissioner Garfield, seconded by Commissioner Omenn, that the minutes of September 9, 2009 be approved by the Commission and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

PUBLIC HEARINGS

None.

B OLD BUSINESS

B-1 09-0901 Resolution Regarding Purchase Price and Matching Funds for Greenbelt Purchases

A motion was made by Commissioner Ezekiel, seconded by Commissioner Hohnke that the report be approved.

Ginny Trocchio passed out a spread sheet of all acquisitions to date, to the Commission. The spread sheet lists the completed acquisition projects and purchases approved by City Council with pending closings. She hoped that the spread sheet would help with the discussion regarding the resolution presented by Commissioner Hall. A copy of the spread sheet is on file in the City Clerk's Office.

Commissioner Bloomer said that he talked with Commissioner Hall regarding the proposed resolution. He created a letter to go along with the application, explaining exactly what is expected and what would happen to the application as it progresses. This letter was shared with Commissioner Hall, changes were made, and what is being presented tonight is the draft of that proposed letter.

Commissioner Bloomer further explained that after discussing it with Commissioner Hall, Commissioner Hall wanted to withdraw her original resolution and substitute it with the letter drafted by him.

Commissioner Ezekiel said that he talked with Commissioner Hall as well and he believed that she wanted to substitute the resolution with the letter.

Commissioner Omenn said that there were a lot of details in the draft resolution that could generate a lot of discussion. He suggested keeping the 2007 Resolution in place and writing a memorandum to potential applicants.

The Commission discussed the resolution regarding purchase price and matching funds for greenbelt purchases and the proposed Greenbelt Application Introduction letter that would be included with all future greenbelt applications in more detail.

A motion was made by Commissioner Omenn, seconded by Commissioner Ezekiel, that the Commission consider the draft letter presented by Commissioner Bloomer as a document that would enhance the communication with respective applicants and opportunities with the Greenbelt. On a voice vote, the Chair declared the motion carried.

Commissioner Rubin said that the letter focused on Purchase of Development Rights, property stays private. Many applicants that want natural areas where they do not want to retain the rights but rather make it to a fee simple sale. She thought that two applications may be needed given the third paragraph which talks about the preservation of land that is termed private property, not intended for parkland, that there are fact preserves and other applicants perceived where there is interest in public property.

Commissioner Bloomer said that there should be different applications for different purposes. This application would not be for developers or someone who wants to sell their land fee simple. He further explained that this letter was to clarify things for people who are offering their development rights. The reason for the paragraphs mentioned above were included was to explain the development rights to the applicants.

Ms. Trocchi said that currently there is only one application for all properties. There are questions on the application that the applicant would mark whether they are interested in Purchase of Development Rights or a Fee Simple purchase. However, they could create an application for Purchase of Development Rights and one for Fee Simple purchases with two different preambles.

After further discussion the Commission created a sub-committee to review the letter in more detail and create a second letter for the fee simple purchase and report its findings to the Commission in November.

09-0901 Matching Funds Policy / Application Introduction Letter

The question being the motion made by Commissioner Omenn, seconded by Commissioner Ezekiel, that the Commission postpone the proposed discussion of the application letter in order to create a sub-committee to review the application letter in more detail and create a second letter for the fee simple purchase and the report its findings to the Greenbelt Advisory Commission (GAC) by 11/4/2009 be approved. On a voice vote, the Chair declared the motion carried. Sub-committee members selected were Jennifer Hall and Laura Rubin.

C NEW BUSINESS

C-1 09-1030 Greenbelt Application Intro

This Letter was discussed under Old Business along with the proposed resolution regarding purchase price and matching funds for greenbelt purchases.

C-2 Staff Updates

OTTAWA GREENBELT CONFERENCE

Ms. Trocchio announced that she would be speaking at the Ottawa Greenbelt Conference the week of Thanksgiving. Ottawa will be revisiting their greenbelt master plan and have invited several guest speakers from other greenbelt programs throughout the world. They plan to talk about the program, what they've done, some of the challenges as well as accomplishments with Ann Arbor's greenbelt.

GREENBELT ADVISORY COMMISSION MEETING IN NOVEMBER

Ms. Trocchio suggested moving the November meeting to November 4, due to the up-coming holiday on the 11th. The County Board Commission will also meet on November 4, 2009. She suggested meeting in Council Chamber instead of meeting at the county building. Since the Council Chamber is available on November 4, 2009, the Commission will meet there at 4:30 p.m.

NEXT AGENDA ITEMS

None presented.

REPORTS FROM STAFF

None. (Commissioner Allen left at this time.)

Present 7 - Tom Bloomer, Dan Ezekiel, Michael Garfield, Gilbert S. Omenn,
Commissioner Laura Rubin, Carsten Hohnke, and Catherine Reising

Absent 2 - Jennifer Santi Hall, and Peter Allen

D REPORT FROM COMMITTEES

COMMUNICATION COMMITTEE

Commissioner Ezekiel announced that he attended the HomeGrown Festival and came up with the idea of creating a presentation board for the Greenbelt. He presented the presentation board to the Commission and said that it would be kept here at City Hall in the office of the Conservation Fund. Commissioners can take the board with them if they need a presentation board for an event that they may attend.

D-1 Small Farm / Local Food Committee

Commissioner Ezekiel said that staff has been helping them process some of the issues that would come if they had an easement designed for non-FRPP eligible projects. The Committee does not have a document to present at this time, but are continuing to meet.

COMMUNICATIONS

COMMISSIONER GARFIELD

Commissioner Garfield sent a note to everyone regarding the Greenbelt around Toronto. There is very large protected area around the metropolitan area there; over a million acres of agricultural and rural lands. There were a few things about their initiative that he thought may be relevant to the Commission. There were markets that advertised greenbelt farmers selling food and there was greenbelt branded food products that did not belong to the greenbelt company, just simply advertising and promoting greenbelt initiatives. He said that it was very interesting how they used it there in an initiative that is even younger than ours. There are a lot of other creative things they have done that the Commission may be able to learn from.

PUBLIC COMMENTARY

None.

CLOSED SESSION

A motion was made by Commissioner Bloomer, seconded by Commissioner Omenn, that the Commission enter into Closed Session to discuss Land Acquisitions. On roll call, the vote was as follows, with the Chair declaring the motion carried and the meeting recessed at 6:15 p.m.:

Yeas: 7 - Commissioner Bloomer, Commissioner Ezekiel, Commissioner Garfield, Commissioner Omenn, Commissioner Rubin, Councilmember Hohnke, and Commissioner Reising

Nays: 0

Absent: 2 - Commissioner Santi Hall, and Commissioner Allen

MEETING RECONVENED

A motion was made by Commissioner Garfield, seconded by Commissioner Bloomer, that the meeting be reconvened. On a voice vote, the Chair declared the motion carried and the meeting reconvened at 6:30 p.m.

ADJOURNMENT

A motion was made by Commissioner Garfield, seconded by Commissioner Bloomer, that the meeting be adjourned. On a voice vote, the Chair declared the motion carried and the meeting adjourned at 6:30 p.m.

Laura Rubin, Chairperson

**Anissa R. Bowden
Recording Secretary**