

WILLISTOWN TOWNSHIP OPEN SPACE REVIEW BOARD MEETING MINUTES

September 27, 2021

The Regular Meeting of the Willistown Township Open Space Review Board came to order at 5:33 P.M. The following members were present: Ted Leisenring; Brook Gardner; Jeff Vincent; Mimi Quinn-Johnson; and Erik Hetzel.

Minutes

Brook moved to approve the minutes from the July 19, 2021 meeting; Mimi seconded; the minutes were approved unanimously, 4-0, with Erik Hetzel abstaining because he was not present at the July 19 meeting.

Financial Review

Ted reviewed the Open Space Fund and noted that the balance is currently at just under \$5.0 million.

Old Business

Rock Hill Farm - The Board discussed the 246-acre Rock Hill Farm property that is currently under contract, and expected to close by the end of the year. The buyer has submitted a sketch plan showing 22 residential lots on the 222-acre main farm parcel and 5 lots on the 24-acre “western” parcel bounded by Grubb Road and Whitehorse Road. The sketch follows the Open Space Conservation Overlay provisions of the Township Zoning ordinance, and is a completely “by-right” plan, meaning that no zoning relief or waivers are required for approval. Public interest is high; neighbors are motivated and wish to influence an alternative to residential development at the site. Erik noted that the Willistown Conservation Trust is seeking ways to achieve a meaningful conservation outcome with the equitable owner of the property and the Township, but the process is still in the very early stages.

New Business

A motion was made in regards to the sudden recent real estate listing, potential sale, and possible resulting land development of several large properties in the Township, specifically those properties identified as:

- Uniform Parcel Identifiers 54-4-10 and 54-3-380 (a.k.a. Rock Hill Farm, owned by Colket)
- Uniform Parcel Identifier 54-7-44 (a.k.a. Kirkwood Farm, owned by Woodkirk LLC)
- Uniform Parcel Identifier 54-7-47 (owned by Johnson)
- Uniform Parcel Identifier 54-7-47.2 (owned by Sweetwater Farm LP)

The motion was made by Jeff Vincent and seconded by Brook Gardiner, and reads as follows:

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“The Willistown Township Open Space Review Board recognizes the significance of keeping these properties as open as possible and recommends that the Township commit resources to preserve these open spaces in accordance with protecting the natural, historic, scenic, and cultural resource concentrations identified in “Guidelines For Growth: 2011 Comprehensive Plan”. Motion passed unanimously, 5-0.

Other Business

- There was discussion among the board about how to raise additional open space funds for property acquisition projects. Ted will ask the Township Manager to evaluate different ways that the Township might increase the pace and amount of funds raised for open space purposes.

Adjournment

The meeting was adjourned at 6:35 P.M. The next quarterly meeting is scheduled for December 13, 2021

Remaining Meetings in 2021: Dec 13

Respectfully submitted,
Erik Hetzel, OSRB Secretary