



**WILLISTOWN TOWNSHIP OPEN SPACE REVIEW BOARD MEETING MINUTES**  
**Willistown Township Administration Offices, 688 Sugartown Rd, Malvern PA**  
**September 23, 2019**

The Regular Meeting of the Willistown Township Open Space Review Board came to order at 5:35 PM. The following members were present: Ted Leisenring; Brook Gardner; Jeannette Lindvig; Bob Kacergis, Mike Devine, Jeff Vincent, and Nancy Moyer.

**Minutes**

Draft #2 minutes from the June 17, 2019 meeting were reviewed and approved unanimously.

**Treasurer's Report**

Mike Devine presented the financial report dated September 23, 2019. The current available balance for the Open Space fund is: \$4,401,536.31. Board members requested that the Township inform us how the funds are being invested. Noted that the Board will follow up with Sally Slook, the Township Manager, to address this question. Mike also presented the Debt Service Schedule, 2012-2037; principal and interest payments for 2019 are \$449,830.

**New Business**

Ted Leisenring proposed that Board members share their reviews of the 4.6 acre property at 813 West King Road. Jeannette Lindvig raised a question about the aims of the OSRB – is the purpose to acquire properties to create parks? Space for recreation? To preserve woodlands? She highlighted another property that the OSRB might consider – 7 Queens Avenue – because it evokes these questions, similar to the 813 West King Rd property.

Board members proceeded with discussion of 813 West King Rd. Members raised the idea of “banking” the parcel – acquiring it as a natural resource that could later be developed for recreational purposes. The possibility of selling off the existing house on its 0.8 acre lot while acquiring and maintaining the 3.8 acres of woodlands (i.e., the interior lot) was considered, with the expectation that future acquisition of a better-sited parcel would allow improved access to the woodlands. Members generally spoke favorably about the wooded acreage at this property for its variety of mature trees, possibility of future walking trails, habitat for birds and wildlife, opportunity to maintain open space woodlands in a high-density northern part of the Township, and consistency with aspects of the Township Comprehensive Plan. Members also raised concerns about storm water management issues (i.e., the culvert running through the property), the possibility of needing environmental cleanup (due to proximity of an auto repair shop), safety/liability issues, and the investment needed to improve the property and make it accessible for recreational use. The Board discussed the need to better understand/assess the property’s environmental issues and liabilities and to gather pertinent information from other Township agencies such as the Police Department. The “Summary of Salient Facts and Conclusions” with the property appraisal at \$375,000 was noted by the Board. A memo from Mary Hundt, Parks and Recreation Director on behalf of the Parks and Recreation Board, was circulated but not reviewed/discussed.

Ted Leisenring moved and the Board unanimously approved the following motion: ***The OSRB unanimously recommends that the Board of Supervisors pursue acquisition of the property at 813 West King Road, contingent upon favorable environmental and storm water studies and evaluation of any liabilities.***

It was agreed that the Secretary should forward the motion above to the Township Manager for presentation to the Board of Supervisors in time for their next executive session. Ted discussed how we should approach identification of other potential open space properties, including the 7 Queens Road property. It was agreed that The Board should seek The Township Manager’s guidance in this matter.

**Old Business**

None noted.

**Adjournment**

The Board adjourned at 6:39pm. The next quarterly meeting is scheduled for December 23.

Respectfully submitted,  
Nancy Moyer, OSRB Secretary