

# WILLISTOWN TOWNSHIP OPEN SPACE REVIEW BOARD MEETING MINUTES

November 4, 2021

The Regular Meeting of the Willistown Township Open Space Review Board came to order at 5:30 P.M. The following members were present: Ted Leisenring; Brook Gardner; Jeff Vincent; Mimi Quinn-Johnson; and Erik Hetzel. Mary Hundt attended on behalf of Willistown Parks and Recreation.

## **Minutes**

Jeff moved to approve the minutes from the September 27, 2021 meeting; Brook seconded; the minutes were approved unanimously, 5-0.

## **Financial Review**

Ted reviewed the Open Space Fund and noted that the balance is currently at \$5.1 million. An estimated \$450,000 is earmarked for disbursement at the end of November to fund the acquisition of an additional 12.24 acres to expand Kirkwood Preserve, in partnership with Willistown Conservation Trust, Chester County, and the Commonwealth of Pennsylvania.

## **Old Business**

Brook asked if the OSRB will be asked to review and comment on draft sections of the updated Comprehensive Plan and if the plan will include a section addressing hydrology and stormwater management. Mary confirmed that she will be providing sections to the OSRB to review. Mary also noted that the plan will address hydrology issues and will likely recommend that additional studies be conducted on an as-needed case-by-case basis.

## **New Business**

### **369 Paoli Pike, UPI 54-2-92.1, 10.7 acres**

This property is currently listed for sale at an asking price of \$850,000. Property owner Robin Taylor and her realtor Sharra Mercer met previously with Township staff and the Planning Commission to explore development options afforded by the Zoning Code and floated the idea of having the Township acquire the property. Staff encouraged Mrs. Taylor and her realtor to meet with the OSRB to describe the possible open space qualities of the property. They presented information showing the property's location, access details, and context with regard to neighboring properties. The property contains a Class II Historic Resource (the main house) and was appraised at \$862,000 in 2016. Ted noted that the Township cannot pay more than the appraised value.

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## **Executive Session**

Public discussion was closed at 6:05 P.M. and the OSRB went into executive session so that confidential policy matters and financial aspects pertaining to the property at 369 Paoli Pike could be discussed.

## **Adjournment**

The meeting was adjourned at 6:40 P.M. The next quarterly meeting is scheduled for December 13, 2021

Remaining Meetings in 2021: Dec 13

Respectfully submitted,  
Erik Hetzel, OSRB Secretary