

Approved 2/20/12

Casco Township Board of Trustees
Special Meeting of Tuesday, January 10, 2012, 1:00 p.m.

Supervisor Overhiser called the meeting to order at 1:05 p.m. Present: Overhiser, Winfrey, Cowie, Ridley, and Graff.

The agenda of this properly noticed special meeting was reviewed.

Maple Grove Update: Overhiser recounted the history of the sale of the Maple Grove parcel to Ed Hanenburg from the University of Chicago for \$800,000. The purpose was to endow a chair at the University, and \$800,000 was a bargain price. This appraised valuation has stayed with the land. When Assessor Doug Brousseau replaced Don Maxwell, he (wrongly) assumed this valuation had to do with the size of the parcel (that a larger size has a discounted value). He was unaware of the terms of the sale to the University.

In taking a second look at the appraised value, Brousseau can now see that, with comparables up and down the Lakeshore, it isn't true that a larger parcel has a discounted value.

The State (DNR office of the MNRTF) has valued the Maple Grove parcel at \$2 million. We believe this is a mistake and we are working with the State to remedy it.

Future Land Use Map:

Glenn Shores/Ferndell Avenue: John Geisler, who had contacted the Township to urge that Ferndell Avenue not appear as a recreation site on the map, has since followed up with the Road Commission. Our stance is that if Glenn Shores Association acknowledges that the Ferndell Road Right of Way is public, the Board would not have to identify the Right of Way as recreational in nature. This would remedy "do not enter" signs that had been erroneously installed by representatives of Glenn Shores Association at the site.

Mt. Pleasant: Historically, the Township paid for stairs installed on the Michigan Avenue Road Right of Way that leads to Lake Michigan. Casco Township abandoned this and the property is deeded to the Association. There are 3 other public road Right of Ways in Mt. Pleasant (at the ends of Beethoven, Lincoln, and Longfellow), all of which lead to a public park sited on the beach and bluff.

In discussion, the Board wondered about referring to these road ROWs and the area on the beach as "undeveloped public park." The intent is not to gloss over or otherwise diminish the purpose of these lands for public use. Overhiser will check with Ron Bultje about proper wording.

Parks: Given the Parks & Recreation Committee's current work updated the Five Year Recreation Plan, clarity is needed about several parcels the Township owns.

The Township-owned lands in Mt. Pleasant and on the beach in Miami Park could be designated as "currently undeveloped public park" land. We do not anticipate resources going for development of these sites.

28 Acres on 68th/104th: Consensus was not to mark these acres as recreational. They should be removed from the inventory list.

First Street Lake Access can remain as it is, an access point to Lake Michigan primarily for local use.

Township Hall Property (40 acres surrounding the Township Hall): The history of the acquisition of these 40 acres was reviewed. The acreage was added to the Township Hall in the early 1990s, primarily, perhaps, to provide a well for the Fire Department.

Following discussion, it was decided to designate the land as public/recreation for community use. It is not desirable to designate this as park land at this time, for the possible future uses could include a clinic or other public entity (and the land could be sold to that entity).

Lakeview Avenue parcels: The parcels on Lakeview Avenue in Miami Park were discussed. These have been encumbered with water hookups and sewer drains. They are not for park and recreational use, and should be placed in the same category as the 28 acres owned by the Township.

Bike Trail: A bid from Scott Post of Prein Newhof regarding the cost of providing a thorough estimate of a separate facility through the Township was presented. Up until now, a thorough understanding of the cost of the project has not been known.

In discussion, it was clear that Casco Township would need to drive any bike trail project, and would need to be involved to leverage the large sum of money needed to fund construction of a project like this.

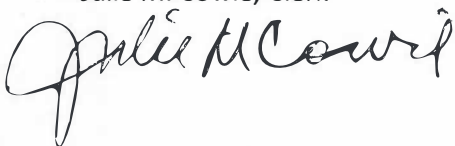
In the current iteration of the Parks & Recreation Plan update, the Bike Trail was listed last among the project priorities; it is a priority, but the lowest among all listed. If funds were available for construction of the trail, that would move the project higher on the list, but it is not the priority project now, given the focus on developing the Nature Preserve and completing the Maple Grove acquisition. In further discussion it was clarified that there is openness on the Township Board's part to act on the Bike Trail if money shows up.

Criterion for prioritizing the various projects of the Parks & Recreation Committee comes out of lengthy discussion the Parks & Recreation Committee had as a committee and with the public.

Cowie moved to adjourn at 2:22 pm, supported by Winfrey.

Adjourned.

Julie M. Cowie, Clerk

A handwritten signature in black ink that reads "Julie M. Cowie". The signature is written in a cursive style with a large, looping initial "J".