



Meeting Minutes

Open Space and Trails Advisory Board

Monday, Sep 8, 2025

6:30 PM

Regularly Scheduled Meeting

Community Room, Town Hall

1. Call Meeting to Order: 6:30 pm

2. Roll Call and Verification of Quorum

- Ken Martin, Chair
- Christine Felz, Vice-Chair
- Phil Brink, Member
- Bill Rigler, Member
- Dave Tazik, Member
- John Mortellaro, Town Council (OSTAB Liaison)
- Dan Holbeck, Town Council (OSTAB Liaison)
- Luke Bolinger, Town of Erie, Director of Parks & Recreation (OSTAB Liaison)
- Alyson Burkhalter, Town of Erie, Senior Planner

3. Approval of the Agenda & Assignment of Current Minutes: *Agenda approved. Dave Tazik assigned minutes.*

4. Approval of Previous Meeting Minutes:

A. June 30, 2025: *Approved*

B. August 11, 2025: *Approved*

5. Public Comment: *None*

6. General Business

- A. Town Council Liaison Report: *John Mortellaro reviewed results of the Town's recent Community Survey. 13% response rate. Results are available on the Town's website: <https://www.erieco.gov/CommunitySurvey>.*
- (1) *The top three issues of concern were: Traffic Congestion and Road Infrastructure, Rapid Growth and Over-development, and Water Costs and Availability. The top three things moving in the right direction included: Smart Growth and Development, Community Feel and Quality of Life, and Parks, Trails and Recreation.*
 - (2) *Schofield Farm Open Space Ground-Breaking scheduled for Thursday, August 28th, 4:30-5:30 pm.*
 - (3) *Town Council will review Village at Coal Creek conceptual plans on September 23rd.*
- B. Village at Coal Creek (VCC): *Alyson Burkhalter reviewed the three concepts developed by Dig Studios.*
- (1) *All three plans are quite similar due to physical constraints inherent to the site. The area designated as Agricultural Holdings (~18.5 acres) is a place holder for possible future affordable housing development. Open space would be approximately 19 acres.*
 - (2) *Comments are due Wednesday, September 10th. Phil Brink will prepare a draft response for OSTAB review.*
 - (a) *OSTAB prefers the land in its entirety be designated as open space. If development is approved by Town Council, OSTAB recommends reducing the number of housing units, with most on the northern side of the property, reserving valuable open space to the south and adjacent to the Coal*

Creek greenway corridor.

(b) *OSTAB further recommends that planners reconsider viewsheds, ensure compliance with the UDC, prioritize enhancing the Coal Creek greenway corridor and trail connectivity.*

- C. Development Referral process: *Luke Bollinger – deferred.*
- D. Semi-annual Report to Town Council: *Ken Martin will present for OSTAB on Tuesday, September 9th.*
- E. Joint meeting with Lafayette Open Space & Advisory Board: *Scheduled for Monday, October 27th, 6-8 pm at the Lafayette Public Library.*
- F. Smoljan Open Space property-walk: *The date and time not yet determined*
- G. Development Referral – quasi-judicial. North Station PD: *OSTAB has the following recommendations:*
 - (1) *In compliance with the UDC, be sure to integrate open space amenities to ensure quality of life in what will be a relatively dense housing development.*
 - (2) *Expand the greenway along the ditch and prioritize trail connectivity and connecting pocket parks.*
 - (3) *Where road-crossings present safety issues, plan and budget for underpasses or other appropriate mitigation measures.*
 - (4) *Ken Martin will prepare draft response for OSTAB review.*
- H. Member Comments, Questions and Discussion: *None*
- I. Next regular meeting: *Monday October 20, 2025.*

7. Adjournment: *8:40 pm*

