

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
September 4, 2024 at 7:00 pm

Attendance:

Members -Attending In-person:

Craig Yingling, George Taughinbaugh, Doyle Waybright, Dave Wenk, Dave Boyer, and Sidney Kuhn

Members - Attending by phone:

George Weikert and Ben Mearns

Absent:

Chad Collie

Staff-Attending In-person:

Ellen Dayhoff, Mark Clowney, Kelly Koch, and LeighAnn Abraham

Staff -Attending by phone:

None

Staff - Absent:

None

Guest:

None

The September 4, 2024 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:00 pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of July 10, 2024, Meeting Minutes (no August meeting)

Mr. Wenk made a motion to approve the July 10, 2024, ACALPB minutes; Mr. Waybright seconded the motion. Motion was approved unanimously.

B. Public Comments – none. However, Ellen stated that with the preservation of the Maring Farm, Adams County has now preserved over 25,000 acres since inception. Ellen asked the Board for their input on a celebratory event, etc. Ellen will discuss this further with Sherri Clayton-Williams and keep the Board informed.

C. Board Appointments

1. Contractor Position – Mark will follow up about advertisement with the Farm Bureau.

D. New Business - none

E. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark and Dave W) – no updates
2. HB 1713 – Stambaugh – Additional house for each 80 acres. Letter was sent from the Board opposing HB 1713. No further updates.
3. HB 1777 – Brennan – Unencumbered funds to go toward Land Trusts. No further updates.
4. SB798 – Mastriano – solar not permitted on Class I and II soils. No further updates.
5. SB288 - Mastriano – regarding small subdivisions if adding to another preserved farm. No further updates.

II. Updates

- A. Township Updates – Mr. Yingling stated Mt. Joy is searching for a farmer position on their Ag Security Area Committee. Please contact Mt. Joy Township if you know anyone who may be interested.
- B. LCAC Updates – Summer picnic is this Sunday, September 8th, at Hanover Shoe Farm at 4 pm. RSVP deadline is tomorrow.
- C. Parks, Recreation and Green Space Grant Program – No update
 1. There are 3 park and rec applications (Hamiltonban, Oxford and Abbottstown) and 7 agriculture and open space easement applications (all from Land Conservancy).
- D. Eisenhower Drive Extension Project – No update.
- E. PA Ag Discovery Center – No update.

Executive Session Opened

III. Round 14 - Please refer to Round 14 Financial/Status Report

- A. XIV-41 – Apple Valley/Right of Way complete. Will be presented at the October State Board meeting.

IV. Round 15 - Please refer to Round 15 Ranking Report

- A. XV-33/Spahr -not proceeding – Certified letter sent outlining Board’s position. Mr. Spahr did not wish to move forward at this time. He will more than likely re-apply in Round 17 with a portion of the farm.

- B. XV-32/Wolf – offer accepted/in process/subordination issue with Rocket Mortgage
Awaiting response from Rocket Mortgage. Possibly set deadline for a response by Rocket Mortgage.

Close Executive Session and Call for Action as Needed

V. Executive Session Action Items

A. Round 15

1. XV-32/Wolf-timeline for a response

Mr. Weikert made a motion to give the Wolf's until Oct 31, 2024 to clear their Title; Mr. Wenk seconded. Motion carried.

B. Round 16

1. Cut off date for ranking – ratify email motion

Our solicitor explained to Ellen that we need to ratify the email votes for approval of the August 16, 2024 cut off date for Round 16.

Mr. Wenk made a motion to accept the results of the email voting with an August 16, 2024 cut off date. Ms. Kuhn seconded. Motion carried.

2. XVI – 58 Showers 2 Acres Exclusion Area

Mark projected the image of the farm for the Board to see.

Ms. Kuhn made a motion to approve the 2 acre exclusion as noted; seconded by Mr. Wenk. Motion carried.

3. Preliminary Status Report and Map – ACTION to approve Preliminary Ranking and send applicants Preliminary Report and Township Letters

Mr. Yingling made a motion to send preliminary scores to applicants with a deadline to respond of September 30th and to send townships letters to top 50 percent in ranking; Mr. Boyer seconded. Motion carried.

4. Moving forward from Round 15

Mr. Boyer made a motion to begin the appraisal process on applications XV-1 and XV-46 from Round 15; seconded by Ms. Kuhn. Motion carried.

VII. Inspections, Transfer, Subdivision, Rural Enterprise Applications, Other Issues

- A. Approval of one additional house location – Ellis property ACTION

Ms. Kuhn made a motion to approve the location of the one permitted additional house as noted on the distributed map and have Mr. Yingling sign necessary documents; Mr. Mearns seconded. Motion carried.

B. Sebright Farm – adding ag building. Setback issues with Township.

Landowner would like to build a dairy barn, which may present a zoning issue. The owner would like the Board to send a letter in support of the new building, however, the Board does not want to get involved in zoning concerns. When Mr. Sebright requests it, Ellen will send a letter stating that the farm is preserved and that the proposed building would be compliant with the easement.

VIII. Program Guideline Changes

A. Discussion/clarifications regarding Unique Purchase Situations – On Hold

IX. Adjournment

Ms. Kuhn made a motion to adjourn the September 10, 2024 ACALPB meeting at 8:27 pm; Mr. Wenk seconded. Motion was approved unanimously.

Respectfully submitted,


LeighAnn Abraham
Secretary