

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
May 6, 2026 at 7:00 pm

Attendance:

Members - Attending In-person:

Dave Wenk, Tyler Nell, George Taughinbaugh, Dave Boyer, Ben Mearns and Sidney Kuhn

Members - Attending by phone:

Craig Yingling, George Weikert and Doyle Waybright

Absent:

None

Staff-Attending In-person:

Ellen Dayhoff, Mark Clowney, Kelly Koch and LeighAnn Abraham

Staff-Attending by phone:

None

Guests: None

The May 6, 2026 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:04 pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center. Mr. Wenk called the meeting to order at Mr. Yingling's request.

I. Board Business

A. Approval of March 4, 2026 Meeting Minutes

Mr. Boyer made a motion to approve the March 4, 2026, ACALPB minutes; Mr. Mearns seconded the motion. Motion was approved unanimously.

B. Public Comments/Updates/Announcements - none

C. New Business

1. Waybright PennDOT Condemnation/Bridge – The bridge is located by the Bea Waybright preserved farm/Links. The Condemnation needs to go through the State ALCAB process. Adams County is expecting to receive \$3,200 in reimbursement from for loss of preserved land after the reconstruction of the bridge.

D. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk) – Representative Moul and Representative Walling are hosting a complimentary breakfast for Adams County farmers on May 14th, 8 – 10 am at the Great Conewago Presbyterian

Church. The speaker is PA Agricultural Secretary, Russell Redding. RVSP to Representative Moul's office by May 12th.

2. HB 1059 (non-profits) and HB 2584 (smaller tracts) – no update

II. Updates

- A. Township Updates – Mt. Joy – Ellen noted that she was asked to sit on the committee for the updated Comprehensive Plan and that Ben Mearns is also on that committee as a Township Planning Commission member.

- B. LCAC Updates (Mark) – No update

- C. Parks, Recreation and Green Space Grant Program

Effective June 1, 2026, the County match for a Park and Recreation project will increase from a maximum of \$25,000.00 per project to \$50,000.00 per project.

- D. Ag Discovery Center (Mark) – No update

No Executive Session

III. Round 16 - Please refer to Round 16 Financial/Status Report

- A. Sentz Farm (XVI-53) - Offer pending Appraisal Receipt/Review ACTION

Ellen will forward appraisal packet when received by the surveyor and get an email vote to make an offer.

- B. Myers Farm (XVI-37) - Offer pending Appraisal Receipt/Review ACTION

Ellen will forward appraisal packet when received by the surveyor and get an email vote to make an offer.

- C. Heller Farm (XVI-42) - Offer ACTION

90% equals \$3,726/acre. Cap of \$3,000/acre or \$77,880.

Ms. Kuhn made a motion to make an offer of \$3,000; seconded by Mr. Boyer.

Motion carried.

- D. Ellen reviewed the financial report.

1. We are waiting on a settlement date for Trimmer XVI-01
2. Beachtel XVI-27 - waiting a township approval on subdivision.
3. MacBeth XVI-22 (Menallan) and Durborow XVI-31 (Cumberland) - Both farms are combining tracts and will need new deeds but must go through the 'Reverse Subdivision' process at their respective Townships, which is in process for both farms.

IV. Application Round 17 – Cycle open April 13 – June 12 – update

- A. Twelve applications have been received to date, 8 of which are new applicants (new, in that they did not apply last round.

V. Inspections, Transfers, Subdivision, Rural Enterprise Applications, Other Issues

- A. Welty Farm – wetland restoration – Update

This is still being discussed at the Solicitors' level.

- B. Murphy Farm (originally Adams Dairy) Possible Subdivision request – Preliminary Information

This farm was preserved prior to subdivision guidelines. Landowner is looking at an approximate 10-acre subdivision. Ellen will keep the Board posted if there is a formal request.

- C. King farm - A sewage facilities planning module was submitted to the Planning Office this past month. It is related to the proposed 2-acre subdivision of the existing house and yard.

VIII. Program Guidelines

- A. Subdivision Guidelines and Unique Purchase language

Both the Subdivision Guidelines and the Unique Purchase provisions were approved at the State Board meeting. Subdivision Guidelines will be effective as of the date of the State Board meeting: April 9, 2026.

IX. Adjourn

**Ms. Kuhn made a motion to adjourn the May 6, 2026 ACALPB meeting at 7:38 pm;
Mr. Mearns seconded. Motion was approved unanimously.**

Respectfully submitted,



LeighAnn Abraham, Secretary