

**ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD**  
**Minutes of Regular Meeting**  
**May 1, 2024 at 7:00 pm**

Attendance:

***Members -Attending In-person:***

Craig Yingling, Dave Wenk, George Taughinbaugh, Doyle Waybright, Chad Collie, and Dave Boyer (arrived at 7:10 pm)

***Members - Attending by phone:***

Ben Mearns and George Weikert

***Absent:***

Sidney Kuhn

***Staff-Attending In-person:***

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

***Staff-Attending by phone:***

None

***Staff - Absent:***

None

***Guest:***

None

The May 1, 2024 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:01pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of March 6, 2024, Meeting Minutes

**Mr. Wenk made a motion to approve the March 6, 2024, ACALPB minutes; Mr. Waybright seconded the motion. Motion was approved unanimously.**

B. Public Comments – Two new members of the Planning and Development Department were in attendance and introduced themselves: Madyson Rosenberry, Community Planner, and Miah Gresh, Planner, Environmental Services.

- C. Board Appointments
  - 1. Press Release – Contractor Position – no applicants. Ellen stated this could be any type of a contractor position, ie, electrician, plumber. We may need to advertise the position again. Mr. Weikert will follow-up with a potential candidate. Ellen will send the Board the definition for this position from the State Regulations and ask the Commissioners to announce this opening at their next meeting.
  
- D. New Business
  - 1. No new business.
  
- E. Legislative Updates/Issues
  - 1. PA Farm Bureau Updates (Mark and Dave W)
    - a. Mark and Dave attended Farm Bureau’s 2024 State Legislative Conference in Harrisburg on March 26<sup>th</sup>. Members of the Adams County legislative committee met with House Representatives Moul and Ecker. They discussed the current legislative priorities of Farm Bureau. Mark sent an email to the board on March 27<sup>th</sup> detailing the day. Agricultural seems to be a bipartisan topic this year and is supported by the Governor’s budget.
    - b. One interesting note from that day was the news that Farm Bureau have dropped their adversity to Sunday hunting. Bill forthcoming to give farmers leverage on crop damage, trespassing and red tags.
  - 2. HB 1713 – Stambaugh – Additional house for each 80 acres. Letter was sent from the Board opposing HB 1713.
  - 3. HB 1777 – Brennan – Unencumbered funds to go toward Land Trusts.
  - 4. SB798 – Mastriano – solar not permitted on Class I and II soils. Discussion regarding solar and if they decrease land values of surrounding parcels. Staff will research.
  - 5. SB288 - Mastriano – regarding small subdivisions if adding to another preserved farm. Ellen mentioned that neither Adams or Franklin County Programs have been contacted about this bill.
  
- F. Round 16 – 15 applications received to date. Round is open through June 7, 2024.

II. Updates

- A. Township Updates
  - 1. Conewago - Ellen will join Russell Williams on May 20<sup>th</sup> to meet with the township about partnering on the Stoner farm.
  - 2. Union – working on two farms already approved.
  
- B. LCAC Updates
  - 1. Online art auction brought in \$20,000 total income.
  - 2. Public walking trail at Boyer Nurseries opened up last week.

3. The Land Conservancy's workload continues to grow. They have numerous new projects that they intend to apply to NRCS and Green Space for in the near future.
- C. Parks, Recreation and Green Space Grant Program – No update
    1. New Round opening June 3 – August 30<sup>th</sup> both Park/Rec and Open Space
    2. \$233,000 total for Land Easements (either Park/Rec use or Open Space).
  - D. Eisenhower Drive Extension Project – nothing new.
  - E. PA Ag Discovery Center – nothing new.

***Executive Session Opened***

- III. Round 14 - Please refer to Round 14 Financial/Status Report (No Updated Report)
  - A. XIV-54 – State Board approved, settlement May 6th
  - B. XIV-11 – State Board approved, waiting to go to settlement
  - C. XIV-41 – Waiting for landowner to obtain right of way – Their neighbor has agreed to an 8ft right-of way. The State said they would not be against this. Survey is in process.
  
- IV. Round 15 - Please refer to Round 15 Ranking Report
  - A. XV-22 – offer accepted/Joint with Union Twp/June 13th State Board
  - B. XV-21 – offer accepted/meeting with Conewago Twp/Survey in process
  - C. XV-39 – settlement scheduled for May 6th
  - D. XV-19 – in process to State Board June 13th meeting
  - E. XV-38 – offer accepted/survey in process for exclusion
  - F. XV-11 - offer accepted/survey in process
  - G. XV-34 – offer accepted/survey in process for exclusion
  - H. XV-33 – on hold. Site visit/discussion.
 

Ellen, Mark and Kelly met with the landowner, his spouse and son regarding conservation concerns. Ellen stated it was a good discussion. Property line runs directly between various farm buildings, and staff feels they should exclude the building area. Discussion with the landowners about putting money in escrow for the work that needs to be done if the Board decides to move forward with this easement. Landowners will discuss and get back to us. If they agree, Ellen will ask our solicitor to write an agreement.
  - I. XV-44 – Appraisal received. Board reviewed.
  - J. XV-32 – Appraisal received. Board reviewed.
  - K. XV-09 - Maring – Special project with Cumberland/Approved at April State Board
  - L. Financial Report – Discussion regarding County Only applications to meet various deadlines. Ellen reviewed the report. Farms in yellow are County Only.

*Executive Session Closed*

V. Executive Session Action Items

- A. XV-44 – Appraisal received and reviewed by Tax Services. Action to approve offer.

**Mr. Waybright made a motion to approve 90%, \$2,547/acre; Mr. Boyer seconded. Motion approved.**

- B. XV-32 - Appraisal received and reviewed by Tax Services. Action to approve offer.

**Mr. Boyer made a motion to approve 90%, \$2,745/acre; Mr. Collie seconded. Motion approved.**

- C. XV-33 Appraisal on hold. Possible Action to proceed - No action taken at this meeting.

- D. Financial Reports - Actions

**Mr. Waybright made a motion to move forward with XV-21, XV-33 and XV-32 if necessary as County Only farms and accept the Financial Report as presented ; Mr. Weikert seconded. Motion carried.**

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

- A. Horner Farm – (now King farm) Site Visit/Discussion. Mark and Ellen visited Henry King a week ago. Henry is the son of the owner, Enos King. The reason for the visit was to discuss the King land development plan which was submitted and approved by the ACPC in November for a new 7,500 square foot barn. The plan included a proposed sand mound and septic system replacement area. Mark showed the plan to the Board. Henry explained his future plan of building a house next to the barn (with the approved septic). Mr. King explained that they are considering an approximate 700 ft living space in this barn; however, this was not denoted on the plan. Mark contacted the Adams County Tax Office after the visit to retain a copy of the building permit for our records. It was discovered that no County permit was ever issued for this project. Mark also contacted Cumberland Township and talked to Michele Long who stated that because it is an agriculture building, no building permit is required. Mark plans to let Mr. King know that the Tax Office will be sending him a letter about the barn, and he will most likely have to fill out a building permit. When Mark and Kelly begin inspections, they will check on the barn's status and ask about the living space. The Board will then have to make a decision on if living space is in the barn is it considered the additional residence?

B. Inspections

Mark noted that inspection letters were sent out in April. Mark and Kelly will begin official inspections this month.

VII. Program Guideline Changes

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

VIII. Adjournment

**Mr. Waybright made a motion to adjourn the May 1, 2024 ACALPB meeting at 8:37 pm; Mr. Boyer seconded. Motion was approved unanimously.**

Respectfully submitted,



*LeighAnn Abraham*  
*Secretary*

APPROVED