

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
November 5, 2025 at 7:00 pm

Attendance:

Members - Attending In-person:

Dave Wenk, Doyle Waybright, Ben Mearns, Dave Boyle, Tyler Nell and Sidney Kuhn (arrived at 7:03 pm)

Members - Attending by phone:

George Weikert

Absent:

George Taughinbaugh and Craig Yingling

Staff-Attending In-person:

Ellen Dayhoff, Mark Clowney, Kelly Koch and LeighAnn Abraham

Staff-Attending by phone:

Sherri Clayton-Williams (7:50 -8:00 pm)

Guest:

Chris Roberts and Josh Roberts

The November 5, 2025 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. Mr. Wenk called the meeting to order in Mr. Yingling's absence.

I. Board Business

A. Approval of October 1, 2025 Meeting Minutes

Mr. Mearns made a motion to approve the October 1, 2025, ACALPB minutes; Mr. Waybright seconded the motion. Motion was approved unanimously.

B. Public Comments/Updates/Announcements

1. Staff Updates/Meetings – Four farmer Board member positions are due for re-appointment in January 2026. Three of the four Board members agreed to serve another term. The fourth member was not in attendance at tonight's meeting. Ellen will follow up.
2. Ellen attended Pennsylvania Department of Agriculture 650,000 Acres and 6,500 Farms Preserved Celebration in Lebanon County on October 15, 2025.

C. New Business – Roberts’ Farm

Chris Roberts and Josh Roberts were in attendance to discuss the possibility of preserving their 45.72-acre farm, which adjoins their preserved 103.3-acre farm and subsequently subdividing both of these parcels into equal acreage for each brother. There is also a 69.8 acre farm that will be applying for preservation the next round, but is not adjacent to these two farms. Chris Roberts asked if the 45-acre farm were to be preserved, would the Board allow them to subdivide the two farms equally? Mr. Nell proposed possibly giving a share of the bigger farm to the smaller farm if it doesn’t get preserved in the next round.

The concern involves our current subdivision guidelines which do not permit a subdivision of the Easement unless the farm is a minimum of 200 acres to create a minimum of two 100-acre farms. There was discussion about why past Boards required the 100-acre minimum, and the possibility of revising the guidelines. Ellen will ask other counties if they have had this situation and how they dealt with it. Ellen pointed out that if the subdivision guidelines would be changed that all of our larger farms could end up being split into multiple 50-acre farms. Mark will run a test on the 45 acres to see how it would score.

D. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk)
Beef is a big topic with the possibility of imports from Argentina. The American Farm Bureau Federation sent a letter to President Trump and others urging for several priorities including fair trade, whole milk in schools, and prioritizing American-grown fruits and vegetables for federal and institutional purchasing programs. The letter also urged for bridge payments for farmers and fix falling crop prices, skyrocketing expenses, and trade disputes. Ellen will share the letter with the Board.
2. HB 1059 – Regarding non-profit organizations receiving reimbursements
The Board voted against this bill. Ellen noted that PFPA voted against this bill as well.
3. HB 1584 – Regarding preservation of tracts less than 10 acres and adjacent to other preserved farms being eligible for preservation.
The Board voted for this bill. Ellen noted that PFPA also voted in favor of this bill.

II. Updates

A. Township Updates – none

B. LCAC Updates (Mark) – Sarah Kipp has resigned. The LCAC Board is in the process of interviewing for her replacement.

C. Parks, Recreation and Green Space Grant Program

1. All applications for the 2025 round were approved by the Assistant Solicitor. The applications will be presented at the next Commissioners’ public meeting for approval.

2. Two projects from 2024 were submitted to close out.

D. Ag Discovery Center (Mark) – no updates

Executive Session Opened (7:40 pm)

III. Round 15 - Please refer to Round 15 Financial/Status Report -

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

A. Bechtel – Update regarding Clean and Green Rollback for the exclusion/1 acre subdivision.

Sherry Clayton-Williams joined the meeting via conference line to answer any questions.

B. Garretson XVI-25 – Update See V. B.

C. MacBeth – additional half acre for driveway access

After realizing the cost of survey work, etc for the driveway, they decided to record a right-of-way instead of subdividing the driveway. Ellen needs to follow up with the State to be sure that they will approve the easement if the MacBeth's decide not to record the right-of-way prior to the easement being recorded.

D. Wetland Restoration Projects – After review by the County's Solicitors office, it was determined these projects are permitted through the County Permitted Acts/ Rural Enterprise Language.

Executive Session Closed (8:09 pm) and Call for Action as Needed

V. Executive Session Action Items

A. XVI-27 Bechtel Farm – The Bechtel's have received confirmation from the Tax Services Office that they will not be charged for back taxes on the entire farm if they move forward with the lot subdivision. They would like to move forward with the subdivision and the easement. Action is needed to move forward with offer and have Hanover Land Services give a price for survey as they did the work for the exclusion.

It was noted that the Tax Office will make a determination regarding these possible Clean and Green roll-backs on a case by case basis. We will add language to our application to be sure that applicants request this information from the Tax Services office if they are requesting an exclusion prior to submitting their application to us.

Ms. Kuhn made a motion to move forward with the offer and have Hanover Land Services provide a price for the survey; seconded by Mr. Waybright. Motion carried.

B. XVI-25 Garretson Farm – Action is needed to make initial offer (2-acre exclusion). Ellen will ask the Garretsons to contact the Tax Services Office regarding any possible Clean and Green issues regarding their exclusion request.

Mr. Boyer made a motion to offer \$3,000/acre with a 2-acre exclusion; seconded by Mr. Waybright. Motion carried.

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

A. Welty Farm – wetland restoration - update

The Ag Board will deal with these on a case-by-case basis. Ellen reviewed a proposed process to work through these requests. A Rural Enterprise application will need to be completed to present to the Board. It was decided that the first few applications will be reviewed by the Board, then in the future, a subcommittee may be created to review the application prior to presenting it to the Board.

B. Roy Pool (purchased Bea Waybright farm) – no update.

C. Roberts Farm – inquiry regarding possible future subdivision

See I. C.

VII. Program Guidelines

A. Program Recertification – Recertification is due by the end of this year. Ellen reviewed minor changes to the guidelines as well as to add language requiring a 2-week notification period of the Board when a landowner requests the construction of a residential structure on a preserved farm and/or when the landowner requests an approval for a Permitted Act or Rural Enterprise

Mr. Nell made a motion that Program changes for either the Construction of a Residential Structure and/or when the landowner requests an approval of a Permitted Act or Rural Enterprise need to be received two weeks prior to the next regularly scheduled meeting of the Board; Ms. Kuhn seconded. Motion carried.

B. A workshop to discuss changes to Unique Purchase Situations is scheduled for November 12th at 1:00 pm. Anyone is welcome to attend.

VIII. Adjourn

Mr. Waybright made a motion to adjourn the November 5, 2025 ACALPB meeting at 8:16 pm; Ms. Kuhn seconded. Motion was approved unanimously.

Respectfully submitted,



LeighAnn Abraham, Secretary