

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
April 2, 2025 at 7:00 pm

Attendance:

Members - Attending In-person:

Dave Wenk, Ben Mearns, Tyler Nell, Dave Boyer, George Weikert and Doyle Waybright
(arrived at 7:22 pm)

Members - Attending by phone:

George Taughinbaugh and Craig Yingling

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 April 2, 2025 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:02 pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center. Vice President Dave Wenk called the meeting to order at President Craig Yingling's request.

I. Board Business

A. Approval of March 5, 2025 Meeting Minutes

Mr. Weikert made a motion to approve the March 5, 2025, ACALPB minutes; Mr. Boyer seconded the motion. Motion was approved unanimously. Ben Mearns abstained from voting.

B. Public Comments/Updates/Announcements - none

C. Board Appointment – Welcome Tyler Nell

Tyler Nell introduced himself to the Board. Tyler is a well-known, busy contractor, grew up on a preserved farm and will be building a house on his in-law's preserved farm. The Board introduced themselves.

D. New Business – no new business

E. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk) – Dave and Mark are planning to attend Farm Bureau's State update in Harrisburg on April 8th.
2. Legislative Breakfast (Mark and Ellen) – Chamber of Commerce breakfast. Possibility of a tech school in Adams County was discussed; difficulty attracting many businesses to Pennsylvania because of the permitting issues.
3. Clean and Green – Ellen has a meeting scheduled for next week with our solicitor. Ellen will email the Board an update on this. Craig suggested the Board email Ellen prior to the meeting with their concerns.
4. New push to get whole milk back in schools. The "Whole Milk for Healthy Kids Act" is pending in both the House and Senate at the federal level.

II. Updates

A. Township Updates – (Conewago, Cumberland, Mt. Joy, Union) – Ellen attended a recent Cumberland Township meeting. The Township has committed \$30,000 toward the Durboraw farm.

B. LCAC Updates (Mark) – one Federal easement went through today.

C. Parks, Recreation and Green Space Grant Program

1. GARA asked for 90% of the grant funding up front for their swing set.
2. Conewago submitted their bills for the tennis court at Cheeta Park.

D. Ag Discovery Center (Mark)

The Pennsylvania Agricultural Discovery Center has signed a letter of intent to purchase a 23-acre parcel adjacent to the Outlet Shoppes at Gettysburg in Mount Joy Township. The parcel was to be a planned "phase two" of the Outlets that never came to fruition. The Center is expected to bring in 150,000 visitors annually.

Executive Session Opened (7:50pm)

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

A. XV-30/Gladfelter – Offer accepted, survey complete/installment request not starting until 2026.

- B. XV-59/Ridinger – Encroachment issue resolved. April 10th State Board.
- C. XV-01/ Resh - April 10th State Board

IV. Round 16 - Please refer to Round 16 Ranking Report

- A. XVI-44/HSF - County only easement. Offer in process.
- B. XVI-46/HSF - County only easement. Offer in process.
- C. XVI-43/HSF/UTZ – State easement. Offer in process.
- D. XVI 48/HSF – County only easement. Offer in process.
- E. XVI-34/ Keller Farm/Brown Estate – Offer made/Rocket Mortgage/Update
- F. XVI-02/ Kinsella Farm/Brown Estate – Appraisal received. Ellen mentioned that possibly three out of four houses are habitable. This will be verified before the offer is made.
- G. XVI-31/ Durboraw – Special Project/Cumberland Township participation

Close Executive Session (8:02 pm) and Call for Action as Needed

V. Executive Session Action Items

- A. Round 16
 - 1. XVI-02 Kinsella - ACTION for offer pending appraisal review.

Mr. Boyer made a motion to move forward with the offer of \$1,800/acre pending clarification on number of dwellings; seconded by Mr. Weikert. Motion carried.
 - 2. ACTION to begin appraisal process on the next 5 ranked farms as they fit in our workload (XVI-27, XV1-22, XVI-01, XVI-24 and XVI-25).

Mr. Waybright made a motion for Ellen to move forward with the next 5 ranked farms as they fit into her workload; seconded by Mr. Yingling. Motion carried.

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

- A. Horner/King Farm
 - 1. ACTION to approve location of additional residence.

Mr. Nell made a motion to approve the location of the one permitted, additional residence on the King farm; Mr. Mearns seconded. Motion carried.

2. ACTION to approve subdivision and have Chair/Vice-Chair sign plans

Mr. Boyer made a motion to approve the location of the proposed subdivision and have chair/vice chair sign subdivision plans for the King farm; Mr. Weikert seconded. Motion carried.

B. Nathan Grove preserved farm public auction March 27, 2025

Ellen attended the auction. It was well-attended. An Amish family purchased the farm and plan to make it into a dairy farm. The property sold for \$17,047/acre.

VII. Program Guideline Changes

A. Discussion/Changes to Unique Purchase Situations Language

It was suggested we establish a sub committee to review Unique Purchase Situations Language. Ellen will email the Board with possible dates to meet and discuss this further.

Mr. Boyer made a motion to set up a separate time to review language; Mr. Mearns seconded. Motion carried.

VIII. Adjournment

Mr. Mearns made a motion to adjourn the March 5, 2025 ACALPB meeting at 8:33 pm; Mr. Boyer seconded. Motion was approved unanimously.

Respectfully submitted,



Leigh Ann Abraham, Secretary