

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

Attendance:

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

Craig Yingling, Dave Wenk, Doyle Waybright, Ben Mearns and Sidney Kuhn (arrived at 7:05 pm)

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

George Weikert (connected at 7:17 pm)

***Absent:***

Chad Collie, Dave Boyer, and George Taughinbaugh

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

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

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

None

***Staff - Absent:***

None

***Guest:***

None

The February 5, 2025 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:01 pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center.

I. Board Business

A. Approval of January 8, 2025 Meeting Minutes

**Mr. Weikert made a motion to approve the January 8, 2025, ACALPB minutes; Mr. Mearns seconded the motion. Motion was approved unanimously.**

B. Public Comments/Updates/Announcements

1. Clean and Green discussion/update – Clean and Green Bream Orchards situation (roll back on properties less than 10 acres). Ellen shared background information she had on Bream Orchards and updated the Board on the Baugher farm. In both cases, the farms were assessed a Clean and Green roll back tax. Ellen will be following up with both landowners on this.

C. Board Appointment - Contractor Position

Ellen received two names of a potential candidate for the contractor position: Lee Sorenson and Dave Snyder (with Gettysburg High School). Ellen left a message for Lee Sorenson. She will also reach out to Dave Snyder. Ben Mearns will share the open position on social media.

D. New Business – no new business

E. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark and Dave Wenk) – no updates

II. Updates

A. Township Updates

1. Mt Joy Township Preserved Farm: The King farm – Ellen was contacted by various entities regarding the possible subdivision of this farm. The farm was preserved by Mt. Joy Township in 2006 and is made up of 2 separately described tracts. The conclusion is that the current owner will be permitted to subdivide the farm, but only with the specified separately described tracts. The farm contains 57.21 total acres. The tract being subdivided is the approximately 15 acres on the other side of Barlow-Two Taverns Road. Ellen asked to review the new deeds prior to recording to make sure that the one allowable house and subdivision is clearly stated on the subdivided tract.

B. LCAC Updates – no updates

C. Parks, Recreation and Green Space Grant Program

Kelly has a meeting with Al Moyer, new GARA Director, tomorrow. He wants to know more about the Parks, Recreation and Green Space Program.

***Executive Session Opened***

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

- A. XV-38/Mummert – February State Board meeting. New legal description was needed to satisfy the State.
- B. XV-11/Martin – Settlement is scheduled for March 7th.
- C. XV-30/Gladfelter – Offer accepted, survey in process.
- D. XV-59/Ridinger – Offer accepted, survey in process/encroachment issue.
- E. XV-01/Resh – Offer accepted. In process to State.
- F. XV-46/Prosser – Offer in process

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

- A. Appraisals ordered for XVI-44, 46, 48, 43 (HSF/UTZ Farms)
- B. XVI-34 /Keller Farm/Brown Estate – Offer made. Rocket mortgage. Discussion.
- C. XVI-02 /Kinsella Farm/Brown Estate – appraisal in process.

- D. XVI-31/Durboraw – Cumberland Township participation (\$30,000). Township has invited Ellen to a township meeting.

***Close Executive Session and Call for Action as Needed***

V. Executive Session Action Items

A. Round 15

- 1. XVI-59 – Ridinger encroachment issue, possible action.

No action needed at this time.

B. Round 16

- 1. XVI-31 / Durboraw – Possible Cumberland Township participation

**Mr. Mearns made a motion for Ellen to contact the Durboraws to see if they are interested in moving forward with a Unique Purchase and if so, to attend a Cumberland Township meeting to propose the easement and ask for a motion to approve their participation with \$30,000 of township funds. Mr. Weikert seconded; motion passed.**

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

- A. Nathan Grove is selling his farm located at 606 Basehoar School Road. Ellen will attend the public sale on March 27<sup>th</sup> to answer any questions potential buyers might have.
- B. LCAC - Mark informed the Board that the Land Conservancy property originally owned by Hank Schaefer was sold to the Amish in January.

VII. Program Guideline Changes

A. Discussion/Changes to Unique Purchase Situations Language


There was a lengthy discussion on scenarios presented to the Board regarding Unique Purchase Situations and Priority Purchases. Staff will continue to test the scenarios and will further discuss with the Board at the next meeting. Ellen stated that for Round 16, we have to follow current guidelines.

There was also discussion regarding the possibility of adding a question to the application where an applicant would be willing to accept a certain amount/acre for their easement. It is the consensus of the Board that there are applicants who would take less if they were given the opportunity to do so. Ellen noted that any of the above changes will need to be approved by the Board, Commissioners and State prior to March 2026, our next Round opening.

VIII. Adjournment

**Ms. Kuhn made a motion to adjourn the February 5, 2025 ACALPB meeting at 8:38 pm; Mr. Waybright seconded. Motion was approved unanimously.**

Respectfully submitted,

  
*LeighAnn Abraham, Secretary*