

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
July 10, 2024 at 7:00 pm

Attendance:

Members -Attending In-person:

Craig Yingling, George Weikert, George Taughinbaugh, Dave Boyer, Doyle Waybright, Dave Wenk, Ben Mearns, and Sidney Kuhn

Members - Attending by phone:

None

Absent:

None

Staff-Attending In-person:

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

Staff-Attending by phone:

None

Staff - Absent:

None

Guest:

None

The July 10, 2024 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.

I. Board Business

A. Approval of June 5, 2024, Meeting Minutes

Mr. Weikert made a motion to approve the June 5, 2024, ACALPB minutes; Mr. Wenk seconded the motion. Motion was approved unanimously.

B. Public Comments – none

C. Board Appointments

1. Contractor Position – no applicants. Ellen may talk to the Commissioners' office about placing another ad in the Gettysburg Times. Mr. Waybright suggested waiting until the fall to place the ad.

- D. New Business - none
- E. Legislative Updates/Issues
 1. PA Farm Bureau Updates (Mark and Dave W) – no updates
 2. HB 1713 – Stambaugh – Additional house for each 80 acres. Letter was sent from the Board opposing HB 1713. No further updates.
 3. HB 1777 – Brennan – Unencumbered funds to go toward Land Trusts. No further updates.
 4. SB798 – Mastriano – solar not permitted on Class I and II soils. No further updates.
 5. SB288 - Mastriano – regarding small subdivisions if adding to another preserved farm. No further updates.
 6. PDA Budget Stakeholder Letter – Ellen explained that the State offices sent a draft letter to all counties to encourage them to send a letter of support for not only Ag Land Preservation, but Conservation District, etc. The County sent a blanket letter of support covering all of these Departments.

II. Updates

- A. Township Updates – no updates
- B. LCAC Updates – no updates
- C. Parks, Recreation and Green Space Grant Program – No update
 1. New Round opened June 3rd and will go to August 30th - both Park/Rec and Open Space.
 2. Kelly has talked to a number of interested people about the program and anticipates a fair amount of applications.
- D. Eisenhower Drive Extension Project – No update.
- E. PA Ag Discovery Center – Last month, Mark met with the new director, Tom O’Connor. No news on groundbreaking. Mr. O’Connor is meeting with local businesses who support the project.

Executive Session Opened

III. Round 14 - Please refer to Round 14 Financial/Status Report (No Updated Report)

- A. XIV-11 – Settled
- B. XIV-41 – Issues with right of way are ongoing. Survey is complete, waiting for Attorney George to complete the right-of-way paperwork so it can be submitted to the State.

IV. Round 15 - Please refer to Round 15 Ranking Report

- A. XV-21/HSF Stoner – County only, possible Conewago Twp/survey in process. Ellen explained the situation with the exclusion for a possible future water station, taking water from a well on the property. A right of way will be noted on the survey plan from the well to the exclusion area; however, it will be general, not a specific right of way so it can be altered if needed when/if they actually bury the line.
- B. XV-33/Spahr - On hold – Site visit/discussion/possible deadline - Ellen and Kelly talked with Mr. Spahr on July 10th. The Board suggested, and Spahr's agreed, to exclude the building areas because of the unique property boundary. A conservation plan would need to be written for the whole farm, which includes the animals and barn, even though the buildings are not part of the easement. Mr. Spahr inquired about excluding the pasture area from the easement so he would not have to fence it out. Kelly again encouraged him to talk with Brian Sneeringer regarding ACAP funding and what that would entail. Mr. Spahr did not apply in Round 16. He has not talked to Brian Sneeringer.

The Board was in agreement that Mr. Spahr cannot apply in Round 16 as he has missed the June 7, 2024 deadline.

The Board was also in agreement to set a deadline of August 31, 2024 to respond to the conservation concerns and whether he would comply to the needed improvements or forego this offer.

- C. XV-32/Wolf - no update
- D. XV-30/Gladfelter - appraisal received
- E. XV-59/Ridinger - Prior ACALPB approval to move forward. No update.

Close Executive Session and Call for Action as Needed

V. Round 15 - Application XV-33/Spahr

Mr. Yingling made a motion to give Mr. Spahr 30 days to make a decision regarding moving forward with the conservation work and application. Motion died for lack of a second.

Ms. Kuhn made a motion to set a deadline of August 31, 2024 to respond to conservation concerns and implementation of remediation in the application as presented in Round 15; and that the request for further exclusions around the pasture area are denied.

Mr. Boyer seconded the motion. Motion carried.

Ellen will send certified letter to landowner outlining the Board's decisions.

VI. Round 16

- A. Final count: 63 applications, 31 new
- B. Requested Exclusion Areas

Mark reviewed 7 exclusions to the ACALPB. Individual motions and approvals are recorded on the attached Round 16 Exclusion Motion Register.

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

A. King Farm (formally Horner) – No update


VIII. Program Guideline Changes

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

IX. Adjournment

Ms. Kuhn made a motion to adjourn the July 10, 2024 ACALPB meeting at 8:20 pm; Mr. Boyer seconded. Motion was approved unanimously.

Respectfully submitted,


LeighAnn Abraham
Secretary

APPROVED