

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
June 5, 2024 at 7:00 pm

Attendance:

Members -Attending In-person:

Craig Yingling, Dave Wenk, Doyle Waybright, and Sidney Kuhn

Members - Attending by phone:

Ben Mearns and George Taughinbaugh,

Absent:

George Weikert and Dave Boyer

Staff -Attending In-person:

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

Staff -Attending by phone:

None

Staff - Absent:

None

Guest:

None

The June 5, 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 May 1, 2024, Meeting Minutes

Mr. Wenk made a motion to approve the May 1, 2024, ACALPB minutes; Mr. Waybright seconded the motion. Motion was approved unanimously.

B. Public Comments – none

C. Board Appointments

1. Press Release – Contractor Position – no applicants. Dave Wenk spoke to one potential candidate, but he is not interested at this time.

- D. New Business
 - 1. AgLand Newsletter – Copies shared with the Board. Newsletter will be sent this week to all preserved farm landowners.
 - 2. Ellen hopes to continue with the newsletter annually or when a major agriculture event occurs.

- 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. Discussion regarding solar and if they decrease land values of surrounding parcels. Staff will research. No further updates
 - 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. No further updates.

- F. Round 16 – 55 applications received to date of which 28 are new. Round 16 is open through June 7, 2024.

II. Updates

- A. Township Updates
 - 1. Conewago -Ellen attended work session with Russell Williams to review HSF overall plan and ask for funds for HSF (Stoner farm).
 - 2. Union – Arentz LP2 settled today.
 - 3. Straban – They have set aside funds for land preservation and are working with the Land Conservancy on a farm that is not one of our current applicants. We will keep in touch with them regarding possible future projects.
 - 4. Mt. Joy - Two new supervisors. Craig recommends he and Ellen attend another meeting this fall.
 - 5. Cumberland – budgeting money every year for farm preservation. It was noted that many Townships are looking into adding language regarding large scale solar.

- B. LCAC Updates – no updates

- C. Parks, Recreation and Green Space Grant Program – No update
 - 1. New Round opening June 3 – August 30th both Park/Rec and Open Space
 - 2. \$223,000 total for Land Easements (either Park/Rec use or Open Space).

- D. Eisenhower Drive Extension Project – Slated to begin mid-2026 per recent Gettysburg Times article.

- E. PA Ag Discovery Center – Mark reported that Tom O’Connor has been hired as the Executive Director and will be based out of the Adams County Economics Alliance building.

Executive Session Opened

- III. Round 14 - Please refer to Round 14 Financial/Status Report (No Updated Report)
 - A. XIV-54 – Settled
 - B. XIV-11 – Settled June 5, 2024
 - 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-21/HSF Stoner – County Only, met with Conewago Twp/survey in process
 - B. XV-33/Spahr - On hold – Site visit/discussion. Board hopes to receive a response from the landowner prior to the next Board meeting. If no response, we will set a deadline for a response.
 - C. XV-32/Wolf – offer accepted/in process/subordination issue.
 - D. XV-30/Gladfelter - appraisal received
 - E. Financial Report – There was discussion about taking action on one more Round 15 farm, XV-59. There is approximately \$396,000 to use or carry into Round 16. Board was in favor of moving forward on farm XV-59.

Executive Session Closed

- V. Executive Session Action Items
 - A. XV-30 - Appraisal received

Ms. Kuhn made a motion to offer our cap of \$3,000 acre. Tax review has been done; Mr. Wenk seconded. Motion carried.
 - B. XV-33 – Appraisal on Hold – No action tonight.
 - C. Financial Reports – Action

Mr. Wenk made a motion to move forward on XV-59 (Round 15); Mr. Waybright seconded. Motion carried.
- VI. Inspections, Transfer, Subdivision, Rural Enterprise Applications, Other Issues
 - A. King Farm (formally Horner) – Site Visit/Discussion. After our last meeting Mark contacted Cumberland Township and received clarification that an ag building did not need a township building permit. Mark also checked with the County and a building permit is required but was not received. In this case, the Tax Office will send a letter to the landowner notifying them they need to fill one out. Mark called the Mr. Henry King after his discussion with the Tax Office to inform them about this. During their annual inspection (May 23rd) Mark and Kelly reminded Mr. King that if they intend to use part of the barn for living space he would immediately need to contact the township (they

would need to conduct a site inspection, etc.) and our program would need to determine if this would be the additional residence. At this time, the King farm is observing all of the conservation easement covenants. If anything changes, Mark will notify the Board. During this discussion, Mark showed the Board in attendance the drone images of the new barn.

VII. Program Guideline Changes

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

VIII. Adjournment

Ms. Kuhn made a motion to adjourn the June 5, 2024 ACALPB meeting at 8:27 pm; Mr. Wenk seconded. Motion was approved unanimously.

Respectfully submitted,


LeighAnn Abraham
Secretary

APPROVED