

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
September 3, 2025 at 7:00 pm

Attendance:

Members - Attending In-person:

Craig Yingling, Doyle Waybright, Ben Mearns, and Sidney Kuhn

Members - Attending by phone:

George Weikert

Absent:

Dave Boyer, Tyler Nell, Dave Wenk and George Taughinbaugh

Staff-Attending In-person:

Ellen Dayhoff, Mark Clowney, Kelly Koch and LeighAnn Abraham

Staff-Attending by phone:

Sherri Clayton-Williams

Staff - Absent:

None

Guest:

Henry King

The September 3, 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 August 6, 2025 Meeting Minutes

Mr. Waybright made a motion to approve the August 6, 2025, ACALPB minutes; Ms. Kuhn seconded the motion. Motion was approved unanimously.

B. Public Comments/Updates/Announcements

1. Staff Updates/Meetings

- a. York County 50,000 Acre Celebration – Ellen and Mark attended the celebration on August 20, 2025. The Barley family has preserved more than 2,000 acres of its farmland. Mark shared that this is the largest contiguous block of preserved farmland in Pennsylvania through the Pennsylvania Agricultural Conservation Easement Purchase Program.

C. New Business - none

D. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk) - none

II. Updates

A. Township Updates – Ellen received an email today from Mt. Joy regarding the Kinsella application and our request to combine the tracts. She will update the Board at the October meeting.

B. LCAC Updates (Mark)

1. There are a few farms that are applying to Green Space Program.
2. Annual picnic is this Sunday at Boyer Nurseries & Orchards.

C. Parks, Recreation and Green Space Grant Program

The Round closed August 29, 2025. Kelly has received 5 land applications and 4 park applications. The annual meeting is scheduled for September 16, 2025.

D. Ag Discovery Center (Mark) – nothing new

Executive Session Opened (7:11 pm)

III. Round 15 - Please refer to Round 15 Financial/Status Report – XVI-48 Trotalong and XV-30 Gladfelter will hopefully be presented at the October State Board meeting.

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

A. Possible change to Beachtel application/exclusion area

B. Durborow Farm – Conservation Plan Discussion

C. Garretson XVI-25 – Exclusion area discussion.

Executive Session Closed (8:05 pm) and Call for Action as Needed

V. Executive Session Action Items

A. XVI-24 Garretson Farm, 495 Mount Tabor Rd – ACTION for offer. Tax Office has reviewed.

Mr. Waybright made a motion to approve the offer at a cap of \$3,000/acre; motion seconded by Ms. Kuhn. Motion carried.

- B. XVI-25 Garretson Farm, 1419 Bendersville-Wenksville Rd – ACTION for offer. Tax office has reviewed.

The Board approved a two-acre exclusion around his sister's house. There is concern regarding the possibility of a Clean and Green Rollback for this exclusion. Ellen will advise the landowner to contact the Tax Office to discuss a possible rollback tax prior to the Board approving this offer.

Mr. Mearns made a motion to present the appraisal to the landowner, but not to make an offer; motion seconded by Ms. Kuhn. Motion carried.

- C. XVI-27 Bechtel – Possible ACTION to alter exclusion area

Discussion regarding the Bechtel's requesting a 10-acre exclusion instead of the 1 acre exclusion they were originally approved for so they are not subject to the Clean and Green Rollback.

Mr. Waybright made a motion to table action so the Board can look into this further; Mr. Mearns seconded. Motion carried.

- D. XVI-31 Durborow – Possible ACTION regarding conservation plan

Discussion regarding Board policy to fence out streams from livestock. Mr. Durborow has a 6-acre pasture which he will have at most, six cows per year. These animals are on the pasture for six months (from May to October) before being removed and finished at the barn. There is a tributary to Rock Creek in the pasture but most of the year the stream doesn't contain much water, and there is currently no fence around the stream. Kelly visited the farm and walked the pasture the week before this meeting and took photos illustrating the lack of erosion and lush vegetation on the entire area up for consideration.

Ms. Kuhn made a motion that due to a lack of a discernable resource concern that needed to be addressed in the conservation plan, the Board will permit Mr. Durborow in lieu of fencing out the stream, to limit the number of cows to six head, not to exceed 900 pounds each, and limit them to this pasture from mid-May to mid-October. Board requests that Mr. Durborow sign a letter stating that, as part of the farm's conservation plan, he will not exceed these parameters; Mr. Waybright seconded. Motion carried.

Mr. Weikert opposed the motion.

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

Inspections are ongoing. We hope to be complete by the next Board meeting.

A. King Farm (Horner Farm) – Request regarding additional residence issue

Mr. Henry King and his family are currently living in a newly constructed apartment within the new barn. The County did not know that they definitely moved into said apartment until Cumberland Township contacted us regarding this violation. Mr. King informed the Board he was under the impression that the Board gave approval for him to move into the apartment in the barn and retain his right to build a new residence on his farm at a later date. This was not the case. A letter was sent to Mr. King in August informing him that the Board decided at the August Board meeting to consider the apartment in the new barn the second allowable residence. Mr. King asked the Board if they would approve a newly constructed residence in approximately six/eight years if Mr. King and his family would vacate the apartment in the barn at that time. He informed the Board that he has no intent to move back into the original farmhouse from which they were living prior to moving into the apartment in the barn. It was noted that the Board did approve a general location of the one allowable residence; however, that was prior to the apartment being built in the barn.

Ms. Kuhn made a motion to recognize the apartment in the barn as the second residence permitted by the program and deny the ability to build a new house in the future; Mr. Mearns seconded. Motion carried.

B. Knackstedt – violation - update

Kelly and Mark visited the farm today and the barnyard manure pile was removed. The manure was applied to a nearby hay field, and Mr. Knackstedt applied manure at the state required setback from the tributary on the farm. Kelly will send a letter to the Knackstedt's stating that the violation has been taken care of, and they are now in compliance with their conservation plan.

C. Welty Farm – wetland restoration – update (*see highlights in Rural Enterprise handout*)

Ellen shared information from Permitted Acts and Rural Enterprise. The language states “constructed structures and facilities associated with irrigation, farm pond impoundment, and soil and water conservation are permitted”. Ellen and Sherri Clayton-Williams will be meeting with the solicitor to discuss this further.

RES shared that there are a total of 32 farms, 8 preserved with LCAC, the rest with our program (Susquehanna Watershed) that RES is interested in working with. Ellen will bring this back after her meeting with the solicitor.

D. Musselman Farm – Rural Enterprise Application

The Musselman's would like to rent their barn as an events space as is. An application has been submitted, and they meet Program Regulations.

Ms. Kuhn made a motion to approve the rural enterprise; Mr. Waybright seconded. Motion carried.


VII. Program Guidelines

- A. Discussion/changes to Unique Purchase Situations language – need to address. Ellen asked for volunteers for a sub-committee to meet in mid-October. It was noted that Tuesday or Wednesday, especially Wednesday afternoon (for George Weikert) would work best for those interested.
- B. A special meeting will be scheduled for November to review the Unique Purchase language.

VIII. Adjourn

Mr. Waybright made a motion to adjourn the September 3, 2025 ACALPB meeting at 9:05 pm; Ms. Kuhn seconded. Motion was approved unanimously.

Respectfully submitted,


LeighAnn Abraham, Secretary