

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
August 5, 2026 at 7:00 pm

Attendance:

Members - Attending In-person:

Craig Yingling, Dave Wenk, Ben Mearns, George Weikert, Tyler Nell and Sidney Kuhn

Members - Attending by phone:

Doyle Waybright, George Taughinbaugh, and Dave Boyer

Absent:

None

Staff-Attending In-person:

Ellen Dayhoff, Kelly Koch, and Mark Clowney

Staff- Absent:

LeighAnn Abraham

Staff-Attending by phone:

None

Guests:

Gayl and Kurt Dustin

The August 5, 2026 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:00 pm in the Planning Conference Room at the Adams County Agricultural & Natural Resources Center. Mr. Yingling called the meeting to order.

I. Board Business

A. Approval of June 3, 2026 Meeting Minutes

Mr. Wenk made a motion to approve the June 3, 2026, ACALPB minutes; Mr. Mearns seconded the motion. Motion was approved unanimously.

B. Public Comments/Updates/Announcements – Gayl and Kurt Dustin were in attendance and are neighbors of the proposed Tumbleweed Rural Enterprise. Ms. Dayhoff stated that the Rural Enterprise request would be heard at our September meeting; however, she planned to update the Board regarding the Cumberland Township Hearing. The Board agreed to take the last item on the agenda out of order.

Pool/Tumbleweed Farm – Cumberland Township Hearing 7/28/26 – Update

Ms. Dayhoff and Mr. Weikert attended the hearing at Cumberland Township. Ms. Dayhoff reviewed her notes and stated that the majority of the citizens complaints and concerns were around traffic and safety. Ms. Dayhoff explained briefly the Rural Enterprise language and that our Board would only be approving the Rural Enterprise, and that we do not address traffic and safety issues. She also stated that she clarified this with the Cumberland Township Supervisors during the regular Supervisor meeting, which was held after the Public Hearing. There were comments made about the Easement and that they felt this type of use would violate that easement. The Dustins inquired if the farm could become a ‘truck stop’. Roy Pool owns and operates Tumbleweed Express, a trucking company in Maryland. Ms. Dayhoff noted that if the trucks were hauling agricultural products, and they requested a Rural Enterprise for that type of business, it could be approved. However, these are looked at on a case-by-case basis, and we do not have that request in front of us at this time.

C. New Business - none

D. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk) – it was noted that Tommy Nagle has been named the newest PA Farm Bureau President. The previous president, Chris Hoffman, accepted a position as the USDA’s Rural Development State Director.
2. HB 1059 (non-profits) and HB 2584 (smaller tracts)- nothing new at this time.

II. Updates

A. Township Updates – Mt Joy: Mr. Mearns noted that an Amish school was recently approved through the Township Planning Commission. It was permitted as there will be no running water or sewer.

B. LCAC Updates

1. Mr. Clowney noted that the LCAC will soon place an easement on the former Picket’s Charge Restaurant property currently owned by the American Battlefield Trust. The Trust purchased the land using Battlefield Land Acquisition Grants which require perpetual preservation easements to be placed on the property.
2. Mr. Clowney also noted that the LCAC has been contacted by a different wetlands mitigation firm other than RES. The LCAC farm was preserved with Federal funds, and the Conservation Coordinator, Morgan Huckaby, is looking into it.

C. Parks, Recreation and Green Space Grant Program

Round will close at the end of this month. To date no applications have been accepted; however, Ms. Koch has received calls. This round is for Park and Recreation projects with a \$50,000 maximum match available.

D. Ag Discovery Center (Mark) – Interviews are currently being conducted for the Executive Director position. Two-million-dollar grant was awarded to the Discovery Center by the State.

E. Waybright PennDot Condemnation/Bridge -1.163 acres involved. This has been completed and signed off by the Commissioners. The Board does not need to take any further action.

No Executive Session

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

A. Sentz Farm (XVI-53) – Offer made July 22nd

B. Myers Farm (XVI-37) - Offer was declined by landowner

C. Heller Farm (XVI-42) – Offer accepted. There were issues with the surveys which Ms. Dayhoff reviewed with the Board. The landowner is now satisfied with the final survey. There is also an encroachment of a driveway which was constructed by the neighbor without the Heller's permission. There will be a recorded document stating that once the neighbor sells their house, the new owners will not be permitted to utilize that area, and the paved area should be removed.

D. Discussion regarding moving forward with additional farms from Round 16 or to hold the funds for Round 17.

Mr. Nell made a motion to begin the appraisal process for the Jeffcoat and Flanders (now Fletcher) farms. Motion seconded by Mr. Wenk. Motion approved.

The Board requested that Ms. Dayhoff discuss the possibility of excluding the Butcher House from the easement on the Jeffcoat farm. She will discuss this with the landowners.

IV. Application Round 17

A. Exclusions – See attached Round 17 Exclusion Motion Register

Mr. Clowney reviewed the 9 exclusions to the ACALPB. Individual motions and approvals are recorded on the attached Round 1 Exclusion Motion Register.

B. Cutoff Date for LESA Scoring

Motion made by Ms. Kuhn, seconded by Mr. Wenk to set the cutoff date for scoring on August 10th, 2026. Motion approved.

Mr. Clowney noted that he hopes to have the preliminary rankings to the Board at the September meeting.

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

A. Welty Farm – wetland restoration

Solicitor Mott is waiting to hear back from the Attorneys at PDA regarding discussions RES had with PDA staff to clarify if we are able to move forward with this project.

B. Showers Farm – 2-acre subdivision request. This subdivision is around an existing house and is for a family member.

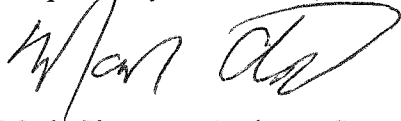
Motion to approve subdivision request was made by Mr. Mearns, second by Mr. Wenk. Motion approved.

C. Pool/Tumbleweed Farm – moved to I.B.

VI. Adjourn

Mr. Wenk made a motion to adjourn the August 5, 2026 ACALPB meeting at 8:45 pm; Ms. Kuhn seconded. Motion was approved unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Clowney', written over a horizontal line.

Mark Clowney, Assistant Secretary