

**ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD**  
***Minutes of Hybrid Meeting (In-Person/Virtual/Conference Call)***  
**June 2, 2021**

**Attendance:**

***Members – Attending in-person:***

Chair Craig Yingling, Vice-Chair Dave Wenk, Dave Boyer, Chad Collie, George Taughinbaugh, Doyle Waybright, George Weikert

***Members – Attending by phone or computer:***

Ben Mearns

***Absent:***

Sidney Kuhn

***Staff – Attending in-person:***

Ellen Dayhoff, Kelly Koch, Cindy Sanderson

***Staff – Attending by phone or computer:*** None

***Absent:***

Mark Clowney

***Guests:*** None

The June 2, 2021 meeting of the Adams County Agricultural Land Preservation Board commenced at 7:29 p.m. in the Adams County Agricultural & Natural Resources Center lower-level meeting rooms for in-person attendees and via conference phone.

**I. Board Business**

**A. Welcome to New Board Members**

- \* Ellen introduced George Weikert and Ben Mearns to ACALPB members. Their positions on the Board are in effect as of this meeting.

**B. Approval of May Minutes**

**Mr. Wenk made a motion that the ACALPB approve the May 5, 2021 Minutes. Mr. Boyer seconded the motion; motion was approved unanimously.**

**C. Public Comments – none present**

**D. Program Guidelines**

**1. Legal Defense Fund**

- \* After discussion during the May ACALPB meeting, Ellen will contact Molly & Sherri to let them know Board Members felt any need for this type of funding would be the responsibility of the Commissioner's Office.
- \* So far, Adams County has not had any issues that would require extensive legal representation or cost; however, there have been situations in other counties.
- \* Ellen thinks there may be a fund under the Solicitor's Budget to cover such situations.
- \* Mr. Weikert noted, he does not recall the Solicitor's Office covering other groups/Boards, other than the Commissioners. Ellen stated, John White was the ACALPB's Solicitor for years, and billed the County for his services. After his death, the County's Solicitor's Office began to serve as the ACALPB Solicitor (John Hartzell and now Molly Mudd).
- \* Mr. Wenk suggested the Commissioners be asked if they feel money should be taken from this Program's allocation for such a fund since the ACALPB is at the Commissioner's discretion.
- \* Ellen gave a couple of samples of how special funds were used in other counties for legal issues. In those cases, the Commissioner's Offices covered the additional expenses.
- \* If such a fund is set up in Adams County, the money would be under the Commissioners, but would be covered by the Planning Dept Budget.

- \* The monies may come out of the General Fund Allocation to this Program, or possibly from Clean & Green Rollback funds.
- \* No motion is needed at this time. Ellen wanted to see how the Board felt – if it needs to go before the Commissioners.
- \* If they decided to set up a Legal Issue Fund from our State Allocation, it would have to be added to the Guidelines.

## 2. Solar

- \* Ellen read what is already stated in the Guidelines as allowable. She feels this language covers what can/cannot be done with solar panels, and how it can be used.
- \* Fencing around the panels, and the area within the fenced area, would be considered as part of the curtilage.
- \* Ellen noted additions needed for the Guidelines:
  - a. Solar needs to be addressed at time of application
  - b. The Board's decision – if the farm, or a portion of the farm, is under an option at the time of application, they cannot apply for that area. They can apply for the remainder of the farm, just not the area under the option.

### Much Discussion

- \* Board Members felt it would be best to send out some type of reminder to all preserved landowners regarding what is/isn't permitted; and it would be a good idea to also send the reminder to the Municipalities.
- \* Ellen stated, she may send annual postcards to the landowners and a separate letter to the Municipalities, Engineers, etc.

## E. Legislative Issues

### 1. Farm Bureau

- \* Mr. Wenk noted the Farm Bureau has not been meeting regularly but are still looking into Agritourism & limiting liability (walking on a farm, etc.)

### 2. SB64 / Land Trust Bill – Nothing new at this time

- \* Ellen reviewed details of this Bill for Mr. Mearns and Mr. Weikert.

## II. Updates

### A. Township

- \* Mr. Yingling noted, Mt Joy Twp is voting on solar soon. This vote will be to re-zone portions of the Baltimore Pike corridor to allow solar; without the approval/change, it is not permitted.

### B. LCAC

#### 1. Summer Picnic

- \* The Summer Picnic will be held at the Hickory Bridge Farm, on August 15, 2021.
- \* If any Board members have not received the invitation and would like to attend, please let Ellen know.

#### 2. Road Rally

- \* The Road Rally is in the planning stages now – last year's event was changed to an 'on your own' ride, due to COVID.

#### 3. Appraisals

- \* Ellen explained concerns Brian Pedrick has with the appraisal/comparable requirements that FRPP funding has. (No comparables available in Adams County for one of the farms, ~600+ acres LCAC project.)

### C. PFPA

- \* The Spring Meeting was held virtually on May 13<sup>th</sup>.

### **III. Round 13**

- A. Lobaugh & Resh #3 were approved at the April 15<sup>th</sup> State Board meeting.
- B. Rex & MacBeth – both settled in May.

Executive Session opened at 8:14 p.m.

### **IV. Round 14**

- A. Refer to Round 14 Financial Reports
  - \* No updates have been made since the previous reports were provided.
  - \* Ellen will provide copies of various reports to Mr. Mearns & Mr. Weikert.
- 1. Hanover Shoe Farms
  - \* Currently seeking FRPP monies for easement purchases.
- 2. Mummert Farm
  - \* Ellen, Mark, Kelly and Mr. Waybright attended the information meeting at the Mummert Farm where Brian Pedrick explained how appraisals are conducted.
- 3. Discussions with Townships
  - a. Union Township (Hanover Shoe Farms)
    - \* Ellen attended a Workshop on June 1<sup>st</sup>.
  - b. Conewago Township (Hanover Shoe Farms)
    - \* Ellen attended a Supervisor Meeting on May 17<sup>th</sup>.
  - c. Reading Township (Mummert)
    - \* Mark attended a Supervisor Meeting on May 17<sup>th</sup>.

Executive Session closed at 8:46 p.m.

### **V. Motions on Discussions during Executive Session – n/a**

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

- \* Kelly reported they have not started 2021 inspections yet; however, this year will be easier as COVID restrictions are relaxing, so she & Mark will again be able to travel together which will help complete the inspections quicker.
- A. LCAC Trail Project
  - \* Nothing new at this time.
  - \* Ellen announced, Kelly is taking over the Parks, Recreation & Green Space Grant Program Coordinator position, in preparation for Bicky Redman's retirement.
- B. Fletcher & Hemler Farms
  - \* Ellen is working on various forms, including those needed for additional residences that have already been built, as well as those that will be built in the future.

### **VII. Staff Updates & Comments – Nothing new at this time.**

### **VIII. Adjournment**

**Mr. Boyer made a motion to adjourn the meeting at 9:00 pm. Mr. Waybright seconded the motion; motion was approved unanimously.**

Respectfully submitted,

*Cindy Sanderson, Secretary*