

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD

**Minutes of Regular Meeting
August 6, 2025 at 7:00 pm**

Attendance:

Members - Attending In-person:

Dave Wenk, Doyle Waybright, George Taughinbaugh, George Weikert, Tyler Nell and Sidney Kuhn (arrived at 7:10 pm)

Members - Attending by phone:

Craig Yingling and Ben Mearns

Absent:

Dave Boyer

Staff-Attending In-person:

Ellen Dayhoff, Mark Clowney, LeighAnn Abraham and Kelly Koch (arrived at 7:10 pm)

Staff-Attending by phone:

None

Staff - Absent:

None

Guest:

Representatives from Resource Environmental Solutions (RES) – Reid Loughhead, Curtis Carothers, George and Sean (last names were not provided)

The August 6, 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. Vice Chairman Dave Wenk called the meeting to order at Chairman Craig Yingling's request.

I. Board Business

A. Approval of June 4, 2025 Meeting Minutes

Mr. Waybright made a motion to approve the June 4, 2025, ACALPB minutes; Mr. Weikert seconded the motion. Motion was approved unanimously.

B. Public Comments/Updates/Announcements

Ellen shared that \$425,000 for the state match has been requested in the 2026 budget. The total match will also include interest and Clean and Green Rollback interest.

C. New Business - none

D. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk)
 - a. HB 1431 passed allowing for Sunday hunting in an effort to address wildlife damage and crop damage from the deer population. Farm Bureau voted to approve this bill because it included stricter trespassing laws and the requirement of written permission for Sunday hunting on private property.
 - b. SB 518- This bill ensures farmers are represented on the Pennsylvania Game Commission Board by requiring one member of the board to be an individual who is actively engaged in agriculture and understands the critical intersection of agriculture and wildlife management.

II. Updates

A. Township Updates – Ellen recently attended Conewago Township National Night Out.

The Township Manager stated the Supervisors are not able to fund any part of the Hanover Shoe Farm projects this year, but will look at the budget for 2026.

B. LCAC Updates (Mark) – Brad and Kim Waybright farm (14.776 acres) settled using NRCS, LCAC, and Green Space funds.

C. Parks, Recreation and Green Space Grant Program

Round is open until August 29, 2025. Kelly has received 5 land applications and 1 park application. The annual meeting is scheduled for September 16, 2025.

D. Ag Discovery Center (Mark) – nothing new.

Executive Session Opened (7:09 pm)

III. Round 15 - Please refer to Round 15 Financial/Status Report - Ellen explained an error on the last report.

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

Ellen reviewed the four farm appraisals (Durboraw, Trimmer, MacBeth, and Beachtel).

Executive Session Closed (7:39 pm) and Call for Action as Needed

V. Executive Session Action Items

- A. XVI-31 Durboraw Farm – ACTION for offer (has been reviewed by Tax Services)

Mr. Yingling made a motion to approve the offer at a cap of \$3,000/acre (\$496,290), 86% bargain sale; motion seconded by Mr. Taughinbaugh. Motion carried.

- B. XVI-01 Trimmer Farm – ACTION for offer (has been reviewed by Tax Services)

Mr. Waybright made a motion to approve the offer of \$2,970/acre (\$318,384); seconded by Ms. Kuhn. Motion carried.

- C. XVI-22 MacBeth Farm – ACTION for offer (pending Tax Service review)

Ms. Kuhn made a motion to approve the offer of a cap of \$3,000/acre (\$281,190) pending Tax Service review; motion seconded by Mr. Nell. Motion carried.

- D. XVI-27 Beachtel Farm – ACTION for offer (pending Tax Service review)

Mr. Nell made a motion to approve the offer at a cap of \$3,000/acre (\$209,850) pending Tax Service review; seconded by Mr. Weikert. Motion carried.

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

- A. Waybright, Bea – Easement located at 1030 Mason Dixon Road and containing 215 acres in Cumberland Township. The farm settled on July 30th and was purchased by Roy Pool. His plans are to build a barn and have cattle.

- B. King Farm (Horner Farm) – Update on current situation

The office received notice from Cumberland Township that their Zoning Code Enforcement Officer conducted an inspection on June 6, 2025 and determined that the tenants of the farm were living in the newly constructed barn. As of today, the owner of the farm has not filed the proper paperwork for a new land use and building permits, including inspections and approvals. The notice gave the owner until July 6, 2025, but as of this meeting, the officer has not heard from them. Mark and Kelly visited the farm for the annual inspection on July 29, 2025. During the inspection, they also noticed that part of the barn looked as though it was being used as living quarters. At this time, there is not a violation of the easement; however, staff wanted to update the Board so they could determine if the residence in the barn would be considered their one permitted residence, per our Program Regulations.

Mr. Nell made a motion for Ellen to send a letter both certified and regular mail along with the inspection report to the landowner explaining that after notice from Cumberland Township and our own annual inspection, it has been determined that part of the barn is being used as a residence. The letter will give the owner 30 days to respond and confirm if they are using the barn for a residence. The letter will also require the landowner to either confirm the barn as their one permitted additional residence or that they will vacate the

barn. Failure to notify the board within 30 days will deem the residence in the barn as the secondary residence and no further residential structure will be permitted on the farm; Mr. Yingling seconded. Motion carried.

C. Knackstedt - violation

Mark and Kelly identified a violation during the annual inspection of the Knackstedt Farm on July 15, 2025, concerning the extensive storage of manure in the barnyard. Images were displayed to the Board showing the extent of the runoff from the manure that seemed to create a channel leading to a tributary of the Bermudian Creek. A certified letter was sent to the landowner explaining the violation and requiring corrective measures to remove and apply the manure on growing cropland. The letter gave the landowner sixty (60) days to correct the violation. Mark and Kelly stopped by the farm today (August 6, 2025) and noticed some improvement. The manure that was stacked outside of the barnyard had been removed and spread on an adjacent field. To date, the landowner has been unresponsive to phone calls and mailings. Tyler noted that his father-in-law might be interested in taking some of the manure. He would follow-up with him. Staff will continue to monitor and give the Board an update at the next meeting.

D. Welty Farm – wetland restoration

Four representatives from Resource Environmental Solutions (RES) were in attendance to discuss a potential project on the Lee Welty farm (formally Ann Barbour). RES is a company focused on ecological restoration and the creation of wetlands. RES is proposing to create/restore approximately 45 acres on the Welty farm. A map was distributed that showed the farm and the project area. Kelly stated that most of the land proposed is already marginal and in some cases is already starting to show signs of wetland features. RES is proposing this project in conjunction with the Army Corps of Engineering. The Army Corps is requiring this project to contain a permanent easement, in which, the landowner would be paid for. Our staff has always been under the impression that you cannot place an easement on an easement. Staff contacted the State Office and talked with the Director, Stephanie Zimmerman. She informed the staff that if the easement is enhancing the farmland and is written into the conservation plan, it can be permitted. She did note, however, that each county board has the right to approve or deny a project like this. Ellen noted there were several neighboring landowners (all orchard farmers) that had been in contact with her to record their disapproval of this project. Complaints included concerns for increase in deer, birds and insects. The staff also reached out to the representatives from Penn State Extension and another preserved landowner with orchards who has a large wetland project adjacent to their orchards. They all believe that the wetlands would attract different birds and insects that would not have adverse effects on orchards, etc. Board member Sidney Kuhn stated her family placed a wetland reserve plot on their working farm, and she does not feel it has negative effects on their fruit and vegetables. Ellen stated she did not expect the Board to make a decision on this tonight, and she would present the information to our Planning Director and Solicitor for their review and thoughts. She will also contact Program Administrators from other county programs to get input on the projects they have approved.

E. Resh Farm – Relinquishment of additional house

The Resh's are considering relinquishing the one permitted residence on their easement. No action is needed at this time.


VII. Program Guidelines

- A. Discussion/changes to Unique Purchase Situations language – *on hold*

VIII. Adjourn

**Ms. Kuhn made a motion to adjourn the August 6, 2025 ACALPB meeting at 9:14 pm;
Mr. Weikert seconded. Motion was approved unanimously.**

Respectfully submitted,


LeighAnn Abraham, Secretary