

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

Attendance:

***Members - Attending In-person:***

Dave Wenk, Doyle Waybright, Tyler Nell, Dave Boyer, and Sidney Kuhn

***Members - Attending by phone:***

Craig Yingling, George Weikert and George Taughinbaugh

***Absent:***

Ben Mearns

***Staff -Attending In-person:***

Mark Clowney, Kelly Koch and LeighAnn Abraham

***Staff -Attending by phone:***

Ellen Dayhoff

***Guests:*** None

The January 7, 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. Wenk called the meeting to order at Mr. Yingling's request.

I. Board Business

A. Approval of December 3, 2025 Meeting Minutes

**Mr. Waybright made a motion to approve the December 3, 2025, ACALPB minutes; Mr. Boyer seconded the motion. Motion was approved unanimously.**

B. Public Comments/Updates/Announcements

1. Staff Updates/Meetings – none

C. Reappointments – 4 Farmer Members

All four farmer Board members agreed to serve another term. Forms will be submitted for the Commissioners' approval.

D. Reorganization (*pending ACC approval*)

1. Chairman – Craig Yingling
2. Vice-Chairman – Dave Wenk
3. Secretary and Assistant Secretary – LeighAnn Abraham/Mark Clowney
4. Treasurer – Ellen Dayhoff

**Mr. Waybright made a motion to accept the current Board and staff in the positions listed above; Mr. Boyer seconded. Motion carried.**

C. New Business – none

D. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk) – Ellen and Mark will be attending the Pennsylvania Farm Show for Public Officials Day on Wednesday, January 14, 2026. This day provides opportunities for public officials to network with farmers, agricultural support organizations, industry members, and other officials from local, state, and federal government.
2. HB 1059 (non-profits) and HB 2584 (smaller tracts) – nothing new
3. Torren Ecker, former House Representative for Adams and Cumberland Counties, won election for judge in Adams County Court of Common Pleas this past fall. Cathryn Wallen, District Director, is running for his replacement.

II. Updates

A. Township Updates – Mt. Joy

Smoker Farm – this is a Township-preserved farm. The owners are asking for a second residence to be built. It is not possible to subdivide the property for this use, so the landowners are asking for a variance to allow the second principal residence on the property without a subdivision.

Mt. Joy ASA Advisory Committee – Mark was contacted regarding what the definition of “farmer” is in regards to filling a vacant seat on this committee. Mark offered the definition in the statute and Mr. Wenk offered the IRS definition: All individuals, partnerships, or corporations that cultivate, operate, or manage farms for gain or profit--either as owners or tenants--are farmers.

B. LCAC Updates (Mark) – Morgan Huckaby was hired to replace Sarah Kipp.

C. Parks, Recreation and Green Space Grant Program – Five Land Conservancy applications applied to Green Space and will be presented at the Commissioners’ January 21, 2026 meeting for approval.

D. Ag Discovery Center (Mark) – nothing new

### ***No Executive Session***

III. Round 15 - Please refer to Round 15 Financial/Status Report

A. Waiting on Gladfelter State checks to close out Round 15

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

A. HSF/Trotalong (XVI-48) – waiting for State checks to settle

- B. Beachtel (XVI-27) – Survey in process for lot and farm survey
  - C. MacBeth (XVI-22) – survey ordered.
  - D. Trimmer (XVI-01) – in process to State.
  - E. Garretson Applications (XVI-24 and 25) –Attorneys will be meeting to make a determination as to who should legally be signing related documents.
  - F. Kinsella (XVI-02) – Brown Special Project – Settled
  - G. Keller (XVI-34) – Brown Special Project – Subordination issue. No update.
  - H. Durboraw (XVI31) – County Special Project/Cumberland Township – Survey/Reverse Subdivision ordered
- V. Subdivision/Lot Addition Request Baugher Farm – Deed of mergers went through. New deeds were recorded on December 22, 2025 and will eliminate issues with Clean and Green.
- VI. Executive Session and Call for Action as needed - none
- VII. Inspections, Transfers, Subdivision, Rural Enterprise Applications, Other Issues
- A. Ray Pool – “Waybright” Farm – Ellen stated the family plans to build a pole barn in the immediate future and sell their beef and produce. A Rural Enterprise application was emailed to them.
  - B. Welty Farm – Wetland Restoration

Mark recapped what has taken place in this process.

1. Acceptable easement per Solicitors’ office
  2. Site visit
  3. Comments/concerns from two board members
- Three Board members were present at the site visit. Concerns from two of them were reviewed and addressed (see attachment). Doyle confirmed that the questions he posed to the staff in his email were addressed to his satisfaction.

RES drone footage on past projects was shown during the meeting.

Information, thoughts and concerns were discussed. Ellen stated that cases would be discussed on a case-by-case basis involving the entire Board. If the Welty wetland restoration goes through with the Board, Ellen will invite neighbors of the Welty’s to address their concerns with a RES representative present. She further stated that the solicitors’ office will need to review plans and the Commissioners will review for final approval.

**Ms. Kuhn made a motion to approve the rural enterprise application with the caveat to keep active orchard ground out of the wetland restoration project and with Solicitor and Commissioner approval; seconded by Mr. Nell. Motion passed. The Board members voting in approval of this rural enterprise application include: Ms. Kuhn, Mr. Wenk, Mr. Boyer, Mr. Nell and Mr. Taughinbaugh. Opposed: Mr. Waybright, Mr. Weikert and Mr. Yingling. Mr. Mearns was absent from tonight’s meeting.**

- C. Roberts Farm – inquiry regarding possible future subdivision – update/discussion. Ellen stated she needs clarification regarding even if we would change our Subdivision Guidelines, if they would be retroactive to all Easements or if each easement is dependent on the date of the Subdivision Guidelines as stated in the Agreement of Sale at time of easement. She will report back at February’s meeting.

VIII. Program Guidelines

- A. Program Recertification – Approved at State Board December 11<sup>th</sup> meeting
- B. Unique Purchase Situations/Priority Purchases – Reference attached handout showing minor edits since the last meeting.

No questions or concerns.

IX. Adjourn

**Ms. Kuhn made a motion to adjourn the January 7, 2026 ACALPB meeting at 8:22 pm; Mr. Boyer seconded. Motion was approved unanimously.**

Respectfully submitted,

  
*LeighAnn Abraham, Secretary*