

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

Attendance:

Members - Attending In-person:

Dave Wenk, Tyler Nell, George Taughinbaugh, George Weikert, Doyle Waybright, and Sidney Kuhn

Members - Attending by phone:

Ben Mearns and Craig Yingling

Absent:

Dave Boyer

Staff-Attending In-person:

Ellen Dayhoff, Mark Clowney, Kelly Koch and LeighAnn Abraham

Staff-Attending by phone:

None

Guests:

Ray Poole, Tracey Poole, Chip Coaler, Jared Krieger, Ginger Bryant and one additional unnamed guest.

The December 3, 2025 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 November 5, 2025 Meeting Minutes

Mr. Weikert made a motion to approve the November 5, 2025, ACALPB minutes; Mr. Waybright seconded the motion. Motion was approved unanimously.

B. Public Comments/Updates/Announcements

1. Staff Updates/Meetings – Approval of 2026 ACALPB meeting dates

The Board was in agreement to keep meeting dates and time as the first Wednesday of the month at 7:00 pm.

2. Vice-Chairman Wenk recognized the guests in attendance and opted to take their comments out of Agenda order.

Mr. Poole purchased the Beatrice Waybright farm at 1030 Mason-Dixon Road in Cumberland Township. Future plans for the property were shared with the Board. See handout. These plans include having 250-300 head of beef cattle, utilizing the existing cattle barn on the farm. They plan to propose an “Ag Educational Building” with the purpose of “bringing farming reality back to the kids”. This would include the construction of an Ag educational building with a farmers’ museum, showcasing and selling meat from the farm, a commercial kitchen, farmers’ market, family fun area, etc. There will be a fee to enter; however, some proceeds are planned to go back into the local community.

Questions/answers and discussion followed. Ellen asked if they had been in touch with Cumberland Township regarding their zoning, etc., and they indicated that they had. Ellen reiterated that any approval or denials will depend on the easement language. Ellen explained that a Rural Enterprise form would need to be submitted for each separate enterprise to permit the Board to act on each item individually. She will send them a template of this form along with a copy of their Easement and our Rural Enterprise Guidelines.

C. New Business – none

D. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk) - none
2. HB 1059 (non-profits) and HB 2584 (smaller tracts) – nothing new

II. Updates

A. Township Updates – none

B. LCAC Updates (Mark) – Morgan Huckaby has been hired to replace Sarah Kipp. She began employment three weeks ago.

C. Parks, Recreation and Green Space Grant Program – most of the grant agreements have been received. Kelly will be meeting with LCAC tomorrow.

D. Ag Discovery Center (Mark) – Mark will share the Ag Discovery Center website with the Board. The Ag Discovery Team is hoping on a waiver from PennDOT regarding a Traffic Impact Study. Unfortunately, the one completed for the Outlets is too old at this time.

Executive Session Opened (7:49 pm)

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

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

A. Beachtel Application– In process. Lot subdivision is in process. Working with Hanover Land Services to get our survey done.

- B. Garretson XV-24 and XVI-25 – In the process of determining who needs to sign on behalf of the business. Offer letters have not been signed.
- C. Durboraw Application – County/Cumberland Township – Update regarding “reverse subdivision” to combine two parcels. Needs survey. Ellen needs to discuss this with landowner.
- D. Subdivision/Lot Additional Request/Baugher Farm – Request for subdivision and parcel addition from JPC Partners, Inc. easement to Baugher et al easement. Staff has submitted this proposal to the Solicitors’ office for review.

Executive Session (Closed 8:18 pm) and Call for Action as Needed

V. Executive Session Action Items

- A. Baugher Farm – ACTION for approval pending Solicitor review and approval of all required documentation. See attached map. The Baugher et al farm was one tax parcel when it was preserved in 2000 (80.755 acres preserved). AC Tax Services divided 5.49 acres from the parent tract as it was determined that it was no longer adjacent to the parent tract. This triggered the Baugher’s to annually prove the \$2,000/year income to remain compliant with Clean and Green requirements. By permitting this subdivision and deed mergers, they will no longer have this issue.

Ms. Kuhn made a motion to approve the subdivision of the Deed of Easement recorded at Book 1900 Page 0026; subdividing Tract 40H05-0055---000 from 40G05-0044 and -0043 and to consolidate Tax Parcels 40G05-0035---000, 40G05-0035B—000 (Deed of Easement recorded at Book 2043 Page 0087) with 40H05-0055---000 pending review and approval by the County’s Solicitors’ office; seconded by Mr. Nell. Motion carried.

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

- A. Ray Pool – “Waybright” Farm – see Agenda item I. B. 2
- B. Welty Farm – wetland restoration – Application received – discussion and possible ACTION

Received application. It was decided at the last meeting to discuss these first few applications as a full Board and subsequently have a subcommittee to review them. Ellen would like to do a site visit and walk the property; various Board members would like to attend this site visit.

Ms. Kuhn made a motion to do a site visit with staff, representatives from RES and Board members and table further discussion until the next meeting; Mr. Weikert seconded the motion. Motion carried.

Ellen will schedule a site visit and email Board members.

- C. Roberts Farm – inquiry regarding possible future subdivision – update/discussion

Ellen explained that the subdivision guidelines they must follow are per the date of the Deed of Easement for each farm, so it would not matter if we changed our current Guidelines, as the farm was preserved in 2011. The Subdivision Guidelines they must follow are the ones from April 9, 2009; therefore, we cannot permit the subdivision of the Roberts' farms. Ellen or Mark will be in touch with the Roberts family.

- D. MacBeth Farm – driveway issue update/discussion

An "Access Agreement" will be recorded prior to the Deed of Easement to prove access to the farm. This should satisfy the State and County.

VIII. Program Guidelines

- A. Program Recertification – update, December 11th State Board for approval
- B. Unique Purchase Situations/Priority Purchases – Reference attached handout. Discussion/possible ACTION to approve (*Note: This will also need to be vetting through the Solicitor and approved by the Commissioners and State Board.*)

The Proposed language for a Priority Purchase was outlined and reviewed by staff. There would be three different phases of applications:

- Phase I applications would receive up to 100% of the appraised value not to exceed 90%; however, these applications could receive up to 100% if they receive additional outside funding.

Phase II and III would be acted on in a case-by-case basis.

- Phase II must have outside funding of \$30,000 or 15% of the easement value, whichever is greater. The easement values are capped at 90% not to exceed \$2,500/acre.

- Phase III must have outside funding of \$60,000 or 30% of the easement value, whichever is greater. The easement values are capped at 90% not to exceed \$2,000/acre.

In lieu of receiving funds from an outside funding source, an applicant may offer to donate the value of the minimum amount required for a Phase II or III Priority Purchase. If an applicant is willing to apply for Federal funding, they could receive up to 100% of the easement value not to exceed \$4,000/acre. In these cases, the County will be reimbursed for 50% of the easement value.

Any applicant approved for a priority purchase must have a site visit to determine the stewardship score, and if that score is less than 20, they will not move forward.

The methodology and 'cut off' for each Phase will be determined once scores are complete for each application cycle and once we know what our State and County funds are.

This methodology will be presented to the County's Solicitors' office and Commissioners' for review and approval. This will also need to be approved at the State level. Ellen stated we should be able to get this done by the next round this spring.

Mr. Weikert made a motion that we attempt the three phases for Application Round 17 and the methodology of determining the phases will be selected later, after we see the applications, how many acres have applied and how much money we have. Ms. Kuhn seconded. Motion carried.

VIII. Adjourn

Ms. Kuhn made a motion to adjourn the December 3, 2025 ACALPB meeting at 9:11 pm; Mr. Weikert seconded. Motion was approved unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "LeighAnn Abraham".

LeighAnn Abraham, Secretary