

ADAMS COUNTY AGRICULTURAL LAND PRESERVATION BOARD
Minutes of Regular Meeting
October 1, 2025 at 7:00 pm

Attendance:

Members - Attending In-person:

Dave Wenk, George Taughinbaugh, Doyle Waybright, Ben Mearns, Tyler Nell, and Sidney Kuhn (arrived at 7:08 pm)

Members - Attending by phone:

None

Absent:

Craig Yingling, Dave Boyer, and George Weikert

Staff-Attending In-person:

Ellen Dayhoff, Mark Clowney, Kelly Koch and LeighAnn Abraham

Staff-Attending by phone:

None

Guest:

None

The October 1, 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.

I. Board Business

A. Approval of September 3, 2025 Meeting Minutes

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

B. Public Comments/Updates/Announcements

1. Staff Updates/Meetings

- a. Ellen updated the Board on Craig Yingling.
- b. Ellen and Mark attended the Cumberland County celebration of 25,000 acres on Tuesday, September 16th. It was held at the Lil' Ponderosa Beef Farm and attended by over 100 people.

C. New Business - none

D. Legislative Updates/Issues

1. PA Farm Bureau Updates (Mark Clowney, Dave Wenk) – none
2. HB 1059 – Regarding non-profit organizations receiving reimbursements

Land Trust Bill. This bill would direct a portion of the state-allocated farmland preservation funding to be set-aside for Land Trusts if farms meet all state minimum requirements. Reimbursement of transaction expenses would be raised to \$10,000/easement from \$5,000. PFPA will be taking action on this bill at their November meeting.

Mr. Nell made a motion to oppose the bill with the exception of raising the transaction expenses from \$5,000 to \$10,000; Mr. Mearns seconded. Motion carried.

3. HB 1584 – Regarding preservation of tracts less than 10 acres and adjacent to other preserved farms being eligible for preservation. The current law does not permit parcels less than ten acres. This law would permit less than 10 acres if it is adjacent to a preserved farm and is being made part of that parcel. In addition, the legislation would protect these subdivisions from Clean and Green roll-back penalties.

Mr. Nell made a motion to support Bill 1584; seconded by Mr. Waybright. Motion carried.

II. Updates

- A. Township Updates – Mt. Joy Township approved to consolidate the two parcels into one deed on the Kinsella Farm. We should be able to settle on this easement in the next month.
- B. LCAC Updates (Mark) – Hanover Shoe Farm will be donating the easement on a 19-acre parcel to the LCAC.

C. Parks, Recreation and Green Space Grant Program

Annual meeting was September 16, 2025. Kelly received four park applications and five Ag Land and Open Space applications.

All applications were approved by the PRGS Committee, and we are awaiting approval from our Assistant Solicitor. Once they receive approval from the Assistant Solicitor the projects can be approved by the Commissioners at a public meeting.

D. Ag Discovery Center (Mark) – Agreement of Sale on the land is in process.

Executive Session Opened (7:30 pm)

- III. Round 15 - Please refer to Round 15 Financial/Status Report - Prosser farm will be settled in October. Gladfelter farm is going to the October 9th State Board meeting.
- IV. Round 16 - Please refer to Round 16 Financial/Status Report
 - A. Bechtel – application on hold until November – exclusion area issue
 - B. Garretson XVI-25 application on hold until November – exclusion area issue
 - C. MacBeth – request to alter application to include an additional half acre for driveway access.
 - D. Trimmer - survey ordered.
 - E. Trotalong LLC – October 9th State Board meeting.

Executive Session Closed (7:38 pm) and Call for Action as Needed

- V. Executive Session Action Items
 - A. XVI-27 Bechtel Farm – Exclusion issue, waiting Solicitor review. Hold off on motion until November meeting.
No action needed at this time
 - B. XVI-25 Garretson Farm – Exclusion issue, waiting for Solicitor review. Hold off on motion until November meeting.
No action needed at this time
 - C. XVI-22 MacBeth Farm – The driveway to the house is on the neighboring property. MacBeth’s requested to alter their application to include an approximately half acre to include the driveway.
Ms. Kuhn made a motion to accept the approximate half acre addition to the application; Mr. Mearns seconded. Motion carried.

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

- A. Welty Farm – wetland restoration - update

Issue regarding the ability to record a “Wetland Easement” on a preserved farm. The County Solicitor is reviewing RES documentation and State and County Regulations and hopes to have an answer for us at the November meeting.

- B. Roy Pool (purchased Bea Waybright farm) – Mr. Pool was scheduled to attend today's meeting. However, he had a scheduling conflict. He plans to attend the November meeting to update the Board on his plans for the farm.

VII. Program Guidelines

A workshop to discuss changes to Unique Purchase Situations is scheduled for November 12th at 1:00 pm. Anyone is welcome to attend.

VIII. Adjourn

Mr. Mearns made a motion to adjourn the October 1, 2025 ACALPB meeting at 7:56 pm; Ms. Kuhn seconded. Motion was approved unanimously.

Respectfully submitted,

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

LeighAnn Abraham, Secretary