



Harford County Agricultural Preservation Advisory Board

Meeting Minutes September 7, 2021

Opening

The meeting of the Harford County Agricultural Preservation Advisory Board was called to order at 7:00pm on September 7, 2021 at 220 South Main Street, Bel Air, Maryland 21014.

Board Attendees

Jeff Holloway, Jim Morris, Jackie Smithson

Megan McMillian and John Stump were unable to attend.

Staff: Bill Amoss, Jen Wilson, and Dave Culver

Guests: Shad & Valerie Scarborough, Shane Smithson, Matthew Rothwell, Martin Lucey, William Derickson, Michael & Terese Tubbs, Amy Manusselis, Pat & Brian Adelhardt, Gary & Candy Dudeck, Larry Burton, Bill & Paula Smith, Rob Stephens

Approval of Minutes

Mr. Morris moved to approve minutes from the May 2021 meeting with Ms. Smithson seconding. The minutes were approved unanimously.

New Business

- The Board reviewed a request by Shad & Valerie Scarborough to conduct ag-tourism activities on their farm under a MALPF easement. The proposed activities include a Fall Festival with pumpkin patch and sales of seasonal items, Christmas tree sales in the winter, and possible blueberry picking in the Spring. The majority of the activities will take place within a 12-acre area that was excluded from the MALPF easement. The planting areas, a picnic area, and hayride tours of the farm are expected to take place within the easement area. Because a large number of guests were in attendance, Mr. Amoss explained the Board's role, the program, general information on the easement, and with Mr. Holloway recusing himself a quorum was not present for a vote at this meeting. Mr. Culver, Deputy Director of Planning & Zoning, provided general details on the event permit that was currently under review for the property in question. He also discussed steps required moving forward and for future requests, including possible review through the Development Advisory Committee for a future wedding venue.

The floor was opened to the public in attendance for comments and questions. Mr. Burton had questions and comments regarding live music and future uses permitted in the MALPF easement. Mr. & Mrs. Smith expressed concerns on the current condition of the road, selling products not grown on-site, as well as other concerns. Mr. Rothwell asked about pumpkin chunking, requirements of the Zoning Code, the possibility of a future wedding venue, and if any new structures are to be built. Mr. Adleheart expressed concerns that products should be grown on-site if they are to be sold. Mr. Stephens asked about the Special Event Permit vs. a Special Development, and the anticipated number of attendees and/or trips. There was additional discussion amongst attendees and Mr. Culver regarding the request and the requirements of the Zoning Code. Mr. Culver answered questions regarding Code requirements and Mr. Amoss addressed questions related to the MALPF easement.

No vote was held due to lack of a quorum and the item will be tabled until the next meeting.

- The Board reviewed a request by Shane & Jackie Smithson to plant an area of reforestation on their farm under a HALPP easement. The reforestation area is required for the development of their USDA Butcher Shop proposed at another property. Mr. Smithson explained the reforestation would be 0.43 acres and placed near the stream, which is adjacent to existing woods and outside of the fenced pastures. Mr. Morris suggested the Smithsons add the reforestation to their farm's Soil Conservation Plan as a conservation practice. Ms. Smithson recused herself from the discussion, therefore a quorum was not present. The item was tabled until the next meeting.
- The Board reviewed a request by Heaps Family, LLC to create a child lot for Ryan M. Heaps (son of Michael T. Heaps) on their Scarborough Road farm under a HALPP easement. The proposed lot will be 2-acres in size and located along Scarborough Road, near the intersection with Quaker Church Road. The Board discussed the proposed location of the lot and the number of child lots permitted on the easement. Mr. Morris moved to approve the request. Ms. Smithson seconded. The motion passed.
- The Board reviewed a request by Heaps Family, LLC to create a child lot for Robert M. Heaps, Jr (son of Robert M. Heaps) on their Scarborough Road farm under a HALPP easement. The proposed lot will be 2-acres in size and located along Quaker Church Road. The Board discussed the proposed location of the lot. Mr. Morris moved to approve the request. Ms. Smithson seconded. The motion passed.
- Ms. Wilson presented the Board with eight (8) applications that have been submitted for the HALPP. The Board reviewed and discussed each application, considering the current uses, hardship considerations, and possible points. The Board awarded their discretionary points as listed below.
 - Welsh, Earnest & Karen
 - Contribution to Ag: 5 points
 - Special Conditions: 0 points
 - Stampone, Gary & Karen
 - Contribution to Ag: 0 points
 - Special Conditions: 0 points

- Toole, Donna Brokaw
 - Contribution to Ag: 5 points
 - Special Conditions: 5 points
- Hill, Susan A.
 - Contribution to Ag: 5 points
 - Special Conditions: 5 points
- Martin, Mendola, Stanley
 - Contribution to Ag: 10 points
 - Special Conditions: 5 points
- Fender Farm, LLC – 1
 - Contribution to Ag: 10 points
 - Special Conditions: 5 points
- Fender Farm, LLC – 2
 - Contribution to Ag: 10 points
 - Special Conditions: 5 points
- Grimmel Farms, LLC
 - Contribution to Ag: 10 points
 - Special Conditions: 10 points

Ms. Smithson made a motion to award the points as listed, and Mr. Morris seconded. The motion passed.

- Ms. Wilson presented the Board with nine (9) applications that were submitted for the FY2022 round of MALPF. The Board is responsible for ranking those applications. The Board reviewed and discussed each application, considering the current uses, hardship considerations, and possible points. Board discretionary points were awarded, and the applicants were ranked according to the approved Ranking System as listed below.

Rank	Name	Board Points-contribute to AG	Board Points-special condition	Ranking Score
1	Schwartz, Bernard & Carol	10	10	205.39
2	Weekly, Diane	10	0	197.26
3	Wilson, Garry & Karen	10	10	193.33
4	Cooper, Steve	10	10	189.06
5	Dallam, David & Kate	10	10	187.44
6	Schwartz, William	10	10	180.38
7	Cattail, LLC	10	10	160.3
8	Caswell, Wayne & Beverly	0	10	147.16
9	Mandl, Karl & Donna	10	5	107.21

- Mr. Amoss updated the Board on the status of the County program. The Fifteen (15) easements from the 2020 round are complete and the next round of twenty-five (25) easements are moving forward. He expects to begin settlements around October 1st and have until March 2022 to complete settlements. Several are still waiting until fall/winter to complete surveys and others are already complete. Mr. Amoss expects to make October 1 the next deadline for applications and hopes to take several applications to the County Council in November. That could change based on the outcome of Councilman Shrodes' workgroup that is reviewing the program.

- Mr. Amoss updated the Board on the status of MALPF program. The FY2022 round will be moving toward appraisals this fall. FY2021 offers are getting ready to settle. The last offer from FY2020 should be settling within the week.
- Mr. Amoss updated the Board on the status of the Rural Legacy Program. After a mix-up and delay with payment from the state, they are preparing to settle on the 300+ acre easement with Seven Springs in the next few weeks.
- Ms. Wilson updated the Board on the ongoing compliance inspections for the various easement programs. MALPF inspections were completed and submitted earlier this summer. A large number of Rural Legacy inspections are due by the end of the year and are scheduled to be conducted in the coming weeks.
- Mr. Amoss reviewed the outreach seminar that was conducted in August. Attendance was good and included some large landowners. Several attendees have indicated with they will apply.
- The meeting was opened for any additional questions or comments from the public in attendance. Mr. Rothwell asked for additional clarification on the next steps for Stone View Farm since the Board was unable to conduct a vote on their request. Mr. Amoss explained the Board would vote at the next meeting in October and submit their recommendation to MALPF for their review. Any additional requests, such as for a wedding venue, would require the same review by the Advisory Board and then by MALPF. Mr. Burton questioned if a narrow strip of land that is part of his lot was accidentally place under the MALPF easement when the Rhodes (now Scarborough) farm was placed in an easement. Mr. Amoss would need to research the files and get back with him.

Adjournment

The meeting was adjourned at 8:55 pm