



## FREDERICK COUNTY GOVERNMENT

### DIVISION OF PLANNING & PERMITTING

Department of Planning

Jan H. Gardner  
County Executive

Steven C. Horn, Division Director  
Jim Gugel, Director

## Agricultural Preservation Advisory Board

Minutes of Monday, January 28<sup>th</sup>, 2019  
Approved February 25, 2019

**Members Present:** Richard Grossnickle, Chair; Samuel Tressler III, Vice Chair; Dick Bittner, Paul Spurrier, Eric Troxell

**Staff Present:** Anne Bradley, Program Administrator; Shannon O'Neil, Planner I

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The meeting was called to order by Chair Grossnickle at 7:00 p.m.

### I. Minutes

#### A. Minutes from November 29, 2018

Anne Bradley presented the minutes from the November 29, 2018 meeting for approval. Vice Chair Tressler made a motion to approve the minutes. Mr. Spurrier seconded the motion. The motion was approved unanimously.

**Vote:**      **Yea 5**      **Nay 0**      **Abstain 0**

### II. IPP

#### A. Goertemiller Wedding Event Venue Request (IPP#10-02)

Anne Bradley presented a request from Steve and Anita Goertemiller, owner's of IPP easement #10-02, to establish a wedding venue on the property. This item was first presented to the Board on 10/22/2018. Staff summarized their recommendation for denial, citing that the requested use is not accessory and compatible with the agricultural use of the property. The applicants and their attorney made a presentation. County Attorney Michael Chomel answered questions from the Board. The Board expressed agreement with staff's recommendation.

Mr. Bittner made a motion to deny the request for a wedding venue. Mr. Spurrier seconded the motion. The motion was approved unanimously.

**Vote:**      **Yea 5**      **Nay 0**      **Abstain 0**

#### B. Free Unrestricted Lot Request (IPP#04-08)

Anne Bradley presented a request from Ron and Susan Free to subdivide one unrestricted lot from their farm. The Board discussed altering the lot location to minimize the removal of agricultural land from production for the lot. The

applicant's representative was present and agreed that her client wishes to minimize the use of agricultural land for the lot.

Mr. Bittner made a motion to approve the request for an unrestricted lot. Vice Chair Tressler seconded the motion. The motion was approved unanimously.

**Vote: Yea 5 Nay 0 Abstain 0**

**C. Frederick County Allowed Uses Discussion**

Anne Bradley led a discussion of uses allowed on farms under zoning in Frederick County. The Board discussed how some of these uses relate to agriculture and tasked staff with creating a proposed use table for the IPP program. The Board will continue this discussion at the next meeting.

**III. MALPF**

**A. Gordon (MALPF#10-82-10) Lot Extension Request**

Shannon O'Neil presented a request from Kathy and Walter Gordon to extend the validity of their preliminary releases for their child's lots. The original approval was granted in 2015. They are requesting a five year extension.

Mr. Troxell made a motion to approve the request to extend the preliminary releases for child's lots for Kathy and Walter Gordon. Mr. Spurrier seconded the motion. The motion was approved unanimously.

**Vote: Yea 5 Nay 0 Abstain 0**

**IV. CREP**

**A. Frey and Strite Projects**

Anne Bradley presented two potential CREP easement projects for discussion and recommendation. One project is the 150-acre Frey Agricultural Products property on Maser Road. The second project is 37-acres on Poole Road owned by the Strite's. Both projects have preliminary approval from Maryland DNR staff.

Mr. Spurrier made a motion to approve staff's recommendation to continue negotiating these projects. Vice Chair Tressler seconded the motion. The motion was approved unanimously.

**Vote: Yea 5 Nay 0 Abstain 0**

**V. Program Status Reports**

**A. IPP**

Anne Bradley reported that all 21 FY19 IPP applications were found to be consistent with the County Comprehensive Plan by the Planning Commission. The public hearing date will likely be in March.

**B. Critical Farms**

Staff reported that the next cycle will likely be Spring or early Summer of 2019, after paybacks for the FY19 MALPF cycle are received.

**C. Rural Legacy**

Staff reported that two offers have already been made and accepted for the FY19 grant round and staff are working on making offers to spend the rest of the FY19 funding.

**D. Other Violation Updates**

Staff reported that the violation on the Pearre Road MALPF easement property is on the road to compliance.

Mr. Troxell made a motion to enter into Closed Session. Vice Chair Tressler seconded the motion. The motion was approved unanimously.

**Vote: Yea 5 Nay 0 Abstain 0**

Mr. Spurrier made a motion to come out of Closed Session. Vice Chair Tressler seconded the motion. The motion was approved unanimously.

**Vote: Yea 5 Nay 0 Abstain 0**

Chair Grossnickle adjourned the meeting at 9:34 p.m.