



## 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, March 25<sup>th</sup>, 2019  
Approved April 29, 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 February 25, 2019

Anne Bradley presented the minutes from the February 25, 2019 meeting for approval. Mr. Spurrier made a motion to approve the minutes. Mr. Troxell seconded the motion. The motion was approved unanimously.

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

### II. IPP

#### A. Green (#09-01) Stream Easement Overlay Request

Shannon O'Neil presented a request from Hope Green and JMT to place a stream mitigation bank easement overlay on Ms. Green's 179-acre IPP easement. There are currently no guidelines for review of these requests in the Installment Purchase Program. JMT reviewed the project details with the Board and provided insight into how such projects are chosen and the process to complete them. The Board felt that they needed more time to make a decision on this request since this is the first request of this kind in the IPP.

Mr. Bittner made a motion to defer decision on this request until the April meeting. Mr. Spurrier seconded the decision. The motion was approved unanimously.

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

The Board discussed the need for a policy to address requests of this kind. They also discussed how more of these requests are likely to come to the Board again soon due to the growing number of these projects around the County. They directed staff to begin work on a policy to address stream and wetland overlay easement requests.

Mr. Troxell made a motion to put a moratorium on staff accepting stream and wetland overlay easement requests until June 30, 2019 in order to give staff and the Board time to develop a policy for addressing these requests. Mr. Bittner seconded the motion. The motion was approved unanimously.

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

**B. 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 review a draft use table at their next meeting.

**III. MALPF**

**A. Monroe (MALPF #10-13-90-14) Child's Lots Applications**

Anne Bradley presented a request from Betty Monroe for one-acre child's lots for her daughters, Norton Mock and Elizabeth Carey, on her 331 acre MALPF easement property.

Mr. Bittner made a motion to approve the request for child's lots for Norton Mock and Elizabeth Carey. Vice Chair Tressler seconded the motion. The motion was approved unanimously.

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

**B. Kahler (MALPF File #10-15-07) Child's Lots Request**

Anne Bradley presented a request from Jack and Stacy Kahler for one-acre child's lots for their sons, Brandon and Wyatt, on their 82.263 acre MALPF easement property.

Mr. Spurrier made a motion to approve the request for child's lots for Brandon Kahler and Wyatt Kahler. Mr. Bittner seconded the motion. The motion was approved unanimously.

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

**IV. Ag Board**

**A. Board Appointments/Reappointments**

The Board deferred discussion of this item until the April meeting.

**V. Program Status Reports**

**A. Forestry Board Joint Meeting**

Staff reported that the there is a requirement for the Ag Board and Forestry Board to hold a joint meeting on an annual basis. Staff will arrange a joint meeting in Summer 2019.

B. April Ag Board Meeting Date

Staff and the Board agreed to move the next Ag Board meeting to Monday, April 29, 2019.

C. Heart of Maryland Conservation Alliance Meeting 3/27

Staff reported that the next Heart of Maryland Conservation Alliance meeting is scheduled for March 27 at 7pm at Hood College and that all Board members are welcome to attend.

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

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

**VI. Closed Session**

A. MALPF Offers Discussion

Chair Grossnickle adjourned the meeting at 9:21 p.m.