



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING
Department of Development Review & Planning

Jan H. Gardner
County Executive

Steven C. Horn, Division Director
Michael L. Wilkins, Director

Agricultural Preservation Advisory Board

Minutes of Monday, January 27th, 2020
Approved 11/23/2020

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

Members Absent: Andrew Toms

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

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

I. **MALPF**

A. Winterbrook (#10- 87-06A & 10-92-03) Ag Tourism Request

Staff presented a request from Winterbrook Farm LLC for ag tourism activities and 2+ acres of parking. The activities include a roadside stand, annual festivals, and an annual pumpkin run.

Mr. Troxell made a motion to recommend approval of the request for the ag tourism activities and associated 2+ acres of parking. Mr. Spurrier seconded the motion. The motion was approved unanimously.

Vote: Yea 4 Nay 0 Absent 1

B. Freeholdings LLC (#10-88-02) Childs Lot Extension Request

Staff reviewed a request from Nancy Free Keller, daughter of Joseph and Eleanor Free, the original easement grantors, for a 5-year extension for her child's lot on the Freeholdings LLC property. The preliminary release is set to expire in June 2020.

Vice Chair Bittner made a motion to recommend approval of the request for a 5-year extension to the Nancy Free Keller child's lot on the Freeholdings LLC farm. Mr. Spurrier seconded the motion. The motion was approved unanimously.

Vote: Yea 4 Nay 0 Absent 1

C. Lenhart (#10-87-05) Childs Lot Extension Request

Staff reviewed a request from Brenda Nowell (Lenhart), daughter of Harold Lenhart, original easement grantor, for a 5-year extension for her child's lot on the Lenhart property. The preliminary release is set to expire in June 2020.

Vice Chair Bittner made a motion to recommend approval of the request for a 5-year extension to the Nancy Free Keller child's lot on the Freeholdings LLC farm. Mr. Troxell seconded the motion. The motion was approved unanimously.

Vote: Yea 4 Nay 0 Absent 1

D. Miller (Rocky Glade Ranch, #10-08-07) Unrestricted Lot Request

Staff presented a request from Marilyn Miller for a retroactive 1.007-acre unrestricted lot on the Rocky Glade Ranch LLC farm.

Mr. Spurrier made a motion to recommend approval of the 1.007-acre unrestricted lot request on the Rocky Glade Ranch LLC farm. Vice Chair Bittner seconded the motion. The motion was approved unanimously.

Vote: Yea 4 Nay 0 Absent 1

II. Critical Farms

A. Critical Farms Ordinance Revision

Staff presented proposed edits to the Critical Farms Ordinance for discussion. The Board members discussed the proposed changes and made further suggestions to staff. Staff will incorporate the Board's suggestions and bring the Ordinance back for review at a later meeting.

III. Ag Preservation Funding

A. County Executive Funding Increase Proposal

Staff presented a proposed bill from the County Executive to increase the funding for ag preservation. The bill proposes a \$1 increase to the recordation tax fee. The current fee is \$6 per \$500 of consideration. The proposed increase would generate approximately \$6.8 million annually.

The Board members thanked the County Executive for recognizing the need for more ag preservation funding. Each of the Board members expressed a very favorable view of the proposal. Mr. Spurrier made a motion vote in favor of the County Executive's proposed recordation tax bill. Mr. Troxell seconded the motion. The motion was approved unanimously.

Vote: Yea 4 Nay 0 Absent 1

IV. Program Status Reports

A. Rural Legacy

Staff reported that the County was awarded \$1.269 million for the FY20 Rural Legacy Grant.

B. Water Resource Overlay Easements

Staff let the Board know that they are working on a White Paper to the County Executive regarding water resource overlay easements on IPP easements. This may result in a policy about these overlays being developed.

Chair Tressler adjourned the meeting at 8:06 p.m.