



**FREDERICK COUNTY GOVERNMENT**  
**DIVISION OF PLANNING & PERMITTING**

Jan H. Gardner  
County Executive

Steven C. Horn, Division Director

**Agricultural Preservation Advisory Board**

**Minutes of Monday April 25, 2022**

**WebEx Meeting**

**Members Present:** Samuel Tressler, III, Chair; Dick Bittner, Vice Chair; Andrew Toms and Eric Troxell

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

**Staff Present:** Anne Bradley, Program Administrator; Beth Ahalt, Planner I

**I. Minutes**

A. Minutes from March 7, 2022

Staff presented minutes from 03/07/2022 for review and approval.

Vice Chair Bittner made a motion to approve the minutes from March 7, 2022. Eric Troxell seconded the motion.

4 Yay

0 Nay

1 Absent

**II. IPP**

A. Trippett Winery Request

Beth Ahalt presented the request from Michael Trippett, Sr. for a winery with tasting room on the Trippett farm property. The request falls in to category 7 under the IPP use table for farm wineries. A farm winery must have a minimum of 10 acres, Class IV Maryland Wine license and must grow 1 acre of fruit for every 2,000 gallons of wine or juice produced. Further, a majority of inputs must be grown/ derived on site, proposal for parking plant must be reviewed by the Ag Board and Annual Inspections will be conducted to ensure compliance. The second part of the request, to have a limited farm winery tasting room would fall under Category 8 in the IPP use table. This request requires to have one accessory structure for the purpose of wine tasting and retail sales of winery products. At this time, the Tripett's grow all of their own grapes and do not purchase grapes from another farm or vineyard. The proposal and parking area are a little over one acre in size.



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Staff feels that the Trippett's meet the IPP conditions for an on farm winery and a limited tasting room only, and does not include approval for special occasion events. Andrew Toms made a motion to accept Staff's request and moves to support the applicants request for a Special Occasion/Event venue on their MALPF easement. Eric Troxell seconded the motion

4 Yay

0 Nay

1 Absent

### B. England Deer Processing Request

Anne Bradley presented the request from Jeff England from Eng-land Acres and Cliff Summers, from Clint's Cuts. Staff completed a routine inspection on August 19, 2021, and noticed that a deer processing facility was being used in a pre-existing structure on the England property. Staff has not previously reviewed the request to have a deer processing facility on the IPP easement, and the use is not listed in the IPP use table, or under Frederick County Zoning Ordinance. Clint's Cuts is operated on Mr. England's farm from September through February of every year. Mr. England told staff over the phone that Clint's Cuts processed over 2,000 deer in the 2021 season. Mr. England considers this to be an accessory use for his farm business because it is not in operation year-round, and it does not interfere with Mr. England's beef cattle, crop or hay business. Use number 5 under the IPP use table is for the landowner to have an ownership interest in any business permitted under the guidelines. Mr. England does not own Clint's Cuts and has been renting the facility out to Clint for the last 3 years. Staff is looking for guidance from the Agriculture Preservation Advisory Board because deer processing helps farmers and the agriculture industry in an indirect way. Mr. England did mention that the deer processing business that Clint operates is complementary to his business because he sells corn, hay and straw to some of the deer hunters.

Dick Bittner motioned to postpone the final decision and ask that the applicants come back with legal means of ownership and give Staff those documents to have on file. Seconded by Eric Troxell.

4 Yay

0 Nay

1 Absent



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### **III. MALPF**

#### A. FY-23 MALPF Applications

Anne Bradley presented 54 MALPF Applications to the board. Based on new guidelines from the MALPF board, the highest ranking 16 properties can be sent down for further review. The applications for the 16 properties are due to the MALPF board no later than July 1, 2022.

Eric Troxell moved to accept Staff's recommendation of sending 16 applications down for further review. Dick Bittner seconded the motion.

4 Yay

0 Nay

1 Absent

### **IV. CREP**

#### A. Doody CREP Easement Request

Beth Ahalt presented a request from Craig and Lisa Doody to have a CREP Easement on their property. The Doody's have a CREP contract on their 32-acre property on Hoover's Mill Road in the Thurmont area and are now looking to have a permanent CREP easement on their property. Staff recommends approval to have a permanent CREP easement on their property and to co-hold the easement with the Maryland Department of Natural Resources.

Eric Troxell moved to accept staff's recommendation to proceed with CREP easement negotiations on the Doody property. The motion was seconded by Andrew Toms.

4 Yay

0 Nay

1 Absent

### **V. Program Status Reports**

A. MALPF Anne presented the applications for the FY-23 cycle. The board voted to send 16 applications to MALPF by July 1<sup>st</sup>, 2022 for further review.



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- B. IPP Anne Bradley presented that we have settlements scheduled in this program for FY-19 and FY-20 in the coming weeks. She also mentioned that we have sent out the first round of offers in this program and 2 of the offers have officially accepted.
- C. Critical Farms Anne Bradley presented that we have a Critical Farms deadline of June 1<sup>st</sup>, 2022 and we are accepting applications in that program.
- D. MARBIDCO Next Generation Anne Bradley stated that this program is still very popular and that we received an application since our last meeting in March. This program still has available funding and accepts applications monthly.
- E. Rural Legacy Anne Bradley stated that we have spent the grant that was received and we are working toward settlement for the landowners that accepted an offer in that program.
- F. CREP Anne Bradley mentioned that we have a new contact at DNR that is helping us with CREP easements and that we are working on getting multiple people to settlement.
- G. Inspections Update Beth Ahalt presented that we will be completed with all of our inspections by the beginning of May for this fiscal year.
- H. Violations Update Beth Ahalt presented that we are working on rectifying some of the violations that were discovered during inspections. One of the violations was operating a commercial business on a preserved farm, and they are requesting an extension to be able to purchase a new property for their business. Since the last meeting, there was another violation discovered and Zoning is taking legal action against the property owner.
- I. Open Meetings Act Requirements Beth Ahalt reminded Sam Tressler and Dick Bittner that the Open Meeting Acts Training is due by June 1<sup>st</sup> and to provide a copy of the completed certification so that Joyce Grossnickle can keep it on file.

Chair Tressler moved to adjourn the meeting at 8:21pm. Dick Bittner seconded the motion.