



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Jan H. Gardner
County Executive

Steven C. Horn, Division Director

Agricultural Preservation Advisory Board

Minutes of Monday, June 27, 2022

Approved 7/25/2022

Winchester Hall - Second Floor, Winchester Room

Members Present: Samuel Tressler, III, Chair; Dick Bittner, Vice Chair; and Andrew Toms
The meeting was called to order by Chair Tressler at 7:00 p.m.

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

I. Minutes

A. Minutes from May 23, 2022

Staff presented minutes from 05/23/2022 for review and approval.

Mr. Toms made a motion to approve the minutes from May 23, 2022. Vice Chair Bittner seconded the motion. The motion was approved unanimously with two Board members absent.

3 Yay

0 Nay

2 Absent

II. Critical Farms

A. FY22 Critical Farms Applications

Anne Bradley presented the FY22 applications to the Critical Farms program. Staff received 8 applications on 900-acres. Staff estimate we will have approximately \$3 million available to make offers. Staff recommended that the County contract 2 appraisers to perform appraisals on all 8 applications.

Mr. Toms made a motion to approve staff's recommendation to order two appraisals on all 8 Critical Farms applications. Vice Chair Bittner seconded the motion. The motion was approved unanimously with two Board members absent.

3 Yay

0 Nay

2 Absent

III. IPP

A. Forest Easement Collaboration

Shannon O'Neil presented a proposal from the Ag Preservation and Development Review staff to establish a collaboration between the IPP and the FRO easement program. The collaboration proposes to offer voluntary FRO easements on



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qualifying land to landowners who receive an offer in the IPP. Staff recommended approval of the pilot collaboration program. The Board agreed and

requested that applications which opt to enter into a collaboration easement be brought back to the Board for review.

Vice Chair Bittner made a motion to accept staff's recommendation to establish a pilot collaboration program between IPP and FRO. Mr. Toms seconded the motion. The motion was approved unanimously with two Board members absent.

3 Yay

0 Nay

2 Absent

B. Measell, Poole Request for Offer Flexibility

Anne Bradley presented a request to amend the easement offer payment terms on two FY-2019 offers – the Poole and Measell families. These families accepted offers in the FY19 IPP but have yet to settle due to various delays. Due the amount of time it has taken to get these landowners to settlement, staff recommend offering them the option of a lesser term bond (10 year) or a lump sum payment.

Mr. Toms made a motion to accept staff's recommendation and amend the offer payment terms on the FY19 Measell and Poole IPP offers. Vice Chair Bittner seconded the motion. The motion was approved unanimously with two Board members absent.

3 Yay

0 Nay

2 Absent

IV. MALPF

A. Special Occasion Event Venue County Criteria

Anne Bradley presented draft edits to the Ag Land Preservation Easement County Code. Draft changes include the addition of a definition of a Full Time Farmer and MALPF Special Occasion Event Venue Criteria. The Board discussed possible edits to the draft code and requested that staff bring this back to the Board at a later date.

B. Kanode Farm Park Master Plan Committee

Shannon O'Neil presented information regarding the Kanode Farm Park Master Plan Committee request for a representative from the Ag Board. Eric Troxell previously volunteered to fill this role. Vice Chair Bittner offered to be an alternate.



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V. Peace and Plenty Historic District

A. Peace and Plenty Historic District

Shannon O'Neil presented a request from the Historic Preservation Office to approve the 1,100 acre Peace and Plenty Historic District Overlay and proposed tiered review areas on top of farms preserved in the IPP and MALPF programs. The tiered review approach would allow the Historic Preservation Commission to only have full review within a designated review area. The HPC would be advisory only outside of the designated review area. Staff recommended approval of the tiered review areas within the Peace and Plenty Historic District.

Vice Chair Bittner made a motion to recommend approval of the tiered review areas in the Peace and Plenty Historic District. Mr. Toms seconded the motion. The motion was approved unanimously with two Board members absent.

3 Yay 0 Nay 2 Absent

VI. Ag Board Appointments

A. Eric Troxell Re-Election

Eric Troxell's application for reappointment to the Ag Board was presented.

Mr. Toms made a motion to reappoint Eric Troxell to the Ag Preservation Advisory Board. Vice Chair Bittner seconded the motion. The motion was approved unanimously with two Board members absent.

3 Yay 0 Nay 2 Absent

VII. Program Status Reports

- A. MALPF- Anne Bradley reported that we are processing the 16 applications that were approved last month and we have a Public Hearing date of August 16th to have those applications reviewed.
- B. IPP- Anne Bradley reported that we are catching up on pre-pandemic offers. For the FY22 round, 5 offers have been made so far and 3 accepted.
- C. MARBIDCO Next Gen.- Anne Bradley stated that there is still a lot of interest in this program.
- D. Rural Legacy- Anne Bradley stated that we are working with landowners to get to settlement that received funding for this past cycle.



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- E. CREP- Anne Bradley stated that we are close to settlement for 3 properties, but waiting on the state's attorney.
- F. Inspections Update- Anne Bradley reported that we have 4 MALPF inspections left to complete by the June 30 deadline and that those inspections are already scheduled so that we can meet that requirement.
- G. Inspection Violations- Anne Bradley stated that we are working with the Zoning department on outstanding violations.

Chair Tressler called to adjourn the meeting at 8:33 pm. A motion to adjourn was made by Vice Chair Bittner and seconded by Mr. Toms.

3 Yay

0 Nay

2 Absent