



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 Open Session Minutes of Monday, October 22nd, 2018 Approved November 29, 2018

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

Members Absent: Eric Troxell

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

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

I. Minutes

A. Minutes from September 24, 2018

Anne Bradley presented the minutes from the September 24, 2018 meeting for approval. Mr. Spurrier made a motion to approve the minutes. Mr. Bittner seconded the motion. The motion was approved unanimously.

Vote: Yea 4 Nay 0 Abstain 0

II. IPP

A. FY-2019 IPP Applications Review

Shannon O'Neil presented the FY-2019 applications to the Installment Purchase Program for review. 22 applications were received encompassing 1,843 acres. Staff estimate offers can be made to over half of the applicants. Staff requested that all 22 applications be forwarded to a public hearing for further review.

Mr. Bittner made a motion to approve sending all 22 applications to be forwarded to a public hearing, and that IPA terms should be limited to 20 years and any properties with no further subdivision rights to be valued at the base value of \$1,000 per acre. Vice Chair Tressler seconded the motion. The motion was approved unanimously.

Vote: Yea 4 Nay 0 Abstain 0

B. Goertemiller Wedding Event Venue Request

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 is the first request for a wedding event venue on an IPP easement reviewed by the Agricultural Preservation Advisory Board. Staff provided an overview of the County regulations relating to commercial uses on IPP easements. As stated in the County regulations, staff charged the Board with finding whether or not 1) the wedding/event venue would be accessory and compatible to the agricultural use, 2) the wedding/event venue would affect the agricultural integrity of the property, 3) the wedding/event venue would minimize the use of productive agricultural land, and 4) the wedding/event venue would fulfill the purpose and intent of the agricultural preservation easement. Staff recommended that the Ag Board find that a wedding/event venue is not an accessory and compatible use.

Mr. Bittner made a motion to forward this request to the next meeting of the Agricultural Preservation Advisory Board, citing the need for more time to discuss this precedent-setting request. Mr. Spurrier seconded the motion. The motion was approved by a vote of 3 to 1, with Vice Chair Tressler voting nay.

Vote: Yea 3 Nay 1 Abstain 0

III. Program Status Reports

A. 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.

B. MARBIDCO Next Generation

Staff reported that there will be a mini-cycle for the MARBIDCO Next Generation program, with an application deadline of November 15.

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 Pearee Road MALPF easement property continues, but is on the road to compliance.

Vice Chair Tressler made a motion to go into closed session. Mr. Spurrier seconded the motion. The motion was approved unanimously.

Chair Grossnickle adjourned the meeting at 9:28 p.m.