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Harford County Agricultural Preservation Advisory Board

Meeting Minutes
February 04, 2020

Opening

The meeting of the Harford County Agricultural Preservation Advisory Board was called to order at 6:00pm on February 04, 2020 at 220 South Main Street, Bel Air, Maryland 21014.

Board Attendees

Jeff Holloway, David Keyes, Dave Dougherty and John Stump

Zach Rose was unable to attend

Staff: Bill Amoss & Jen Wilson

Guests: George & Fran Werneke

Approval of Minutes

Mr. Holloway moved to approve minutes from the December 2019 meeting with Mr. Dougherty seconding. The minutes were approved unanimously.

New Business

- The Board reviewed a request by Steve Cooper to place a new dwelling on a 320 acre parcel under a MALPF easement. The dwelling is to be located against the woods at the MD/PA line utilizing an existing farm lane for access. The proposal requires MALPF approval. The Board discussed the proposed access to the dwelling. Mr. Dougherty moved to approve the request. Mr. Holloway seconded. The motion passed.
- Ms. Wilson presented to the Board two (2) applications submitted by Lawrence Farms, LLC on Whiteford Road and one (1) application submitted by Jennifer Kay Brown on Norrisville Road. Board members discussed the current usage of the properties, hardship considerations, and possible points. The Board awarded their discretionary points as listed below.
 - Lawrence Farms, LLC 1 (headquarters)
 - Contribution to Ag 5 points (moderate contribution)
 - Special Conditions: 0 points

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- Lawrence Farms, LLC 2
 - Contribution to Ag 5 points (moderate contribution)
 - Special Conditions: 0 points

- Jennifer Kay Brown
 - Contribution to Ag 10 points (substantial contribution)
 - Special Conditions: 10 points (hardship consideration)

Mr. Holloway made a motion to award the points as listed, and Mr. Dougherty seconded. The motion passed. The farms will be added to the ranking for 2020 applications.

- The Board reviewed a request by George & Fran Werneke for the proposed location of the main dwelling on a 67 acre parcel under a HALPP easement. The proposal would place the dwelling next to the existing farm lane near previously conducted perc tests. Board members discussed access and the proposed location with Mr. & Mrs. Werneke. They also discussed the potential for a tenant house in the future if needed for the management of the farm. Mr. Dougherty made a motion to approve the requested location, and Mr. Keyes seconded. The motion passed.
- Mr. Amoss updated the Board on the status of MALPF 2019 offers and 2020 applications. The Tomlinson property should have settled. The Ben Rigdon easement is ready to settle, but requires an adjacent property (Turnbaugh/Weiss or Estate of Mary Rigdon) to settle first. The previously Board approved requests for the Ehrhardt property and Scarff property have been approved by MALPF.
- Mr. Amoss updated the Board on the County program. Several of the 2019 easements are waiting for surveyors to received title reports from Bond Council before they can record Boundary Plats and move to settlement. Two farms are working out title and estate concerns before settlement can occur. April 1st will be the deadline for the 2020 applications. Applications from multiple high-priority farms are expected to apply prior to the deadline.
- Mr. Amoss updated the Board on the Rural Legacy Program. A \$1.5 million grant was award by the State for 2020. The application to the State for the 2021 grant would be submitted this week. Settlement was being scheduled for two easements (David & Tracey Dougherty- Telegraph Road and LaGrange, LLC). Two easements were being reviewed by the State (Day & Rahn) and one easement was waiting on a survey to be completed (David & Tracey Dougherty - Constitution Road).

Closed Door Session

- The Board reviewed potential offers from MALPF for the 2020 applications and discussed the Fair Market Value (FMV) offer cap. Mr. Keyes recused himself from the vote. A motion was made by Mr. Dougherty and seconded by Mr. Holloway. The motion passed. MALPF offers should be made within the next 2 weeks.

Adjournment

The meeting was adjourned at 7:00pm