

CECIL COUNTY
AGRICULTURAL PRESERVATION ADVISORY BOARD

Friday, August 17, 2012 at 9:00 AM

BOARD MEMBERS PRESENT: Halsey, Orr, Miller

BOARD MEMBERS ABSENT: Balderston, Davis

OTHERS PRESENT: Eric Shertz & Tony DiGiacomo (OPZ staff).

Meeting to order at 9:05 am.

Introduction of New Members

Introduced Bob Miller to other present Board members, takes over vacant spot from Wayne Stafford. Mentioned that this meeting would be the last for Fred Orr, term expires on August 19, 2012. Shelley Hastings would be replacing him as of next meeting. Mr. Orr was invited to continue to sit in on meetings as he liked due to experience and knowledge of the County.

Informational Items:

1. Senate Bill 236 Review (Tony DiGiacomo – OPZ): Mr. DiGiacomo informed the Board to the proposed tier maps required of SB236. Board decided to gather more information before issuing a statement on the proposed map.
2. Update of MALPF FY2013 Easement Cycle: County received and sent 29 applications to MALPF for the FY2013 easement cycle; top eight (8) applications will be appraised by the State.
3. Update of Carson and McCoy easements: Both projects have been approved by NRCS for easement acquisition. Both are expected to close by the end of September.

Action Items:

1. Selection of new Chair and Co-Chair: Postponed until all Board members present
2. Request for Child's Lot Exclusion (x2) for William G. & Robert C. England
APPLICANT: England, Robert, etal.
FILE: #07-99-07A
ZONED: NAR (Southern Agricultural Residential)

Discussion ensued regarding proposed lot location. Board was of the opinion that location of the proposed lots allowed for minimal impact to the agricultural operation, and allowed for both proposed lots to be served by the existing farm lane. Mr. Orr made a motion to recommend approval of the application as presented, seconded by Mrs. Halsey.

Application unanimously approved.

General Discussion

Selected dates for upcoming meetings; September 21, October 19 and November 16; each meeting will be held at 9:00am in the Bainbridge Room, County Administration building.

Mr. Shertz mentioned upcoming items for discussion: County Preservation District program, updating County's ranking formula, comment on potential revisions to Priority Preservation Areas.

CECIL COUNTY
AGRICULTURAL PRESERVATION ADVISORY BOARD

Minutes

Friday, September 21, 2012 at 9:00 AM

BOARD MEMBERS PRESENT: Halsey, Hastings, Miller

BOARD MEMBERS ABSENT: Balderston, Davis

OTHERS PRESENT: Eric Shertz

Meeting to order at 9:05 am.

Approval of August 17, 2012 meeting minutes.

Introduction of New Member

Introduced Shelley Hastings to other present Board members, takes over vacant spot from Fred Orr.

Informational Items:

1. County Preservation District proposal: Eric Shertz presented the draft language to County District proposal; program to replace the existing MALPF District Program. Since County provides participating landowners with 50% tax credit on land portion of property tax bill, County must adopt a local program. Discussion ensued, was asked what additional protections this provided farmers in regards to encroachment from developments. Was stated that the plan does not provide for specific protection, however the County's Right To Farm ordinance, Subdivision Regulations, and Zoning Ordinance did provide for buffers between residential subdivisions and working farms.
2. Update of MALPF FY2013 Easement Cycle: County received and sent 29 applications to MALPF for the FY2013 easement cycle; top eight (8) applications will be appraised by the State.
3. Update of Carson and McCoy easements: Both projects have been approved by NRCS for easement acquisition. Carson easement is expected to be settled within 30 days. McCoy easement needs additional paperwork submitted to NRCS for review, no anticipated settlement date.

Action Items:

1. Selection of new Chair and Co-Chair: Postponed until all Board members present

2. Agricultural Subdivision: lands of Bohemia Stables, MALPF Easement properties

APPLICANT: Bohemia Stable, LLC

FILE: 07-87-10e

ZONED: SAR (Southern Agricultural Residential)

Discussion ensued regarding proposed agricultural subdivision. Board was of the opinion that the proposal allowed for minimal impact to the agricultural operation, and made sense to use the existing farm lane to create the boundary. The resulting parcels would allow for an easier sale to future owner and allow for continued agricultural use. Mrs. Halsey made a motion to recommend approval of the application as presented, seconded by Mr. Miller.

Application unanimously approved.

General Discussion

Members expressed concern regarding attendance of board members, asked Mr. Shertz to contact those members to confirm willingness to serve on the Board.

Mr. Shertz mentioned upcoming items for discussion: County Preservation District program, updating County's ranking formula, comment on potential revisions to Priority Preservation Areas.

CECIL COUNTY
AGRICULTURAL PRESERVATION ADVISORY BOARD

Minutes

Friday, October 19, 2012 at 9:00 AM

BOARD MEMBERS PRESENT: Halsey, Hastings, Miller

BOARD MEMBERS ABSENT: Balderston, Davis (Balderston called with decisions)

OTHERS PRESENT: Eric Shertz

Meeting to order at 9:05 am.

Informational Items:

1. Update of MALPF FY2013 Easement Cycle: County received and sent 29 applications to MALPF for the FY2013 easement cycle; top eight (8) applications will be appraised by the State. Board was presented with ranking of applications that was sent to Commissioners for approval. Board reviewed rankings and recommended that two (2) applications for Mackie properties be removed and replaced with application from Kilby and Corder. Recommendation based upon discounted asking price per acre and proximity to other protected lands. Mr. Miller made a motion to recommend approval of the application as presented, seconded by Mrs. Hastings. Mrs. Halsey abstained due to personal dealings with Mr. Mackie. Mr. Shertz stated though not an Action Item, the recommendation of Board would be shared with the Commissioners.
2. Update of Carson and McCoy easements: Both projects have been approved by NRCS for easement acquisition. Carson easement has been delayed, is expected to be settled within 30 days. McCoy easement needs additional paperwork submitted to NRCS for review, no anticipated settlement date.
3. Discussion of County's Ranking System for easements: Mr. Shertz provided the Board with copies of the County's current ranking formula for MALPF easements. Stated that he would like to have revised once the County's District Program has been approved. Mr. Miller stated that he would like to see discounting of asking price be added to the ranking process.

Action Items:

1. Selection of new Chair and Co-Chair: Motion made by Mr. Balderston (via earlier phone call) that Mr. Miller be recognized as Chair, and Ms. Halsey be recognized as Vice-Chair, seconded by Ms. Hastings. **Motion unanimously approved.**
2. County Preservation District proposal: Mr. Shertz presented the County Preservation District proposal that was introduced during the previous meeting. Discussion ensued regarding proposal. Ms. Halsey made a motion to recommend approval of the application as presented, seconded by Ms. Hastings. **Application unanimously approved.**

General Discussion

Members asked to be forwarded emails and information from MALPF about upcoming items.

Meeting was adjourned at 10:30am.