

**Lancaster County Agricultural Preserve Board
Meeting Minutes**

January 26, 2023

Present: Mr. Roger Rohrer, Chairman
Mr. Daniel Zimmerman, Vice Chairman
Mr. Jeffrey Frey, Secretary
Mr. Edward C. Goodhart, III
Commissioner Raymond D'Agostino
Mr. Jered Hess
Mr. Andrew Lehman
Mr. Matthew Young

Absent: Mr. Gary Landis

Staff: Mr. Matthew Knepper, Director
Mr. Kevin Baer, Farmland Preservation Specialist
Ms. Noelle Fortna, Farmland Preservation Specialist
Mr. Garland Treese, Farmland Preservation Specialist
Ms. June Mengel, Farmland Preservation Specialist
Mrs. Denise Alvarez, Administrative Assistant

Guests: Mr. Joseph Delong, landowner, Little Britain Township
Mr. Christ Taylor, Beiler Campbell Real Estate
Real Estate Agent from Chester County firm (Brooke)

I. Call to Order

Mr. Rohrer called the meeting to order at 8:05 a.m.

II. Review of Mission Statement

Mr. Frey read the Mission Statement: *"To forever preserve the beautiful farmland and productive soils in Lancaster County and its agricultural heritage; and to create a healthy environment for the long-term sustainability of the agricultural economy and farming as a way of life."*

III. Announcements

The Agricultural Preserve Board met in Executive Session on January 26, 2023, at 7:15AM to discuss real estate transactions.

VI. Approval of Minutes

Motion to approve the November 17, 2022 meeting minutes, made by Mr. Goodhart, seconded by Mr. Frey.

MOTION CARRIED UNANIMOUSLY

V. Business from Guests

NONE at this time on the Agenda.

VI. **Business**

A. Election of Vice Chair and Secretary / Recommendation for Chair

Motion to maintain the current Vice Chair (Mr. Zimmerman) and Secretary (Mr. Frey) for 2023 made by Mr. Young, seconded by Mr. Goodhart.

MOTION CARRIED UNANIMOUSLY

Motion made to recommend to the County Commissioners to maintain the current Chair (Mr. Rohrer) for 2023 made by Mr. Goodhart, seconded by Mr. Lehman.

MOTION CARRIED UNANIMOUSLY

B. Statements of Financial Interest

Mr. Knepper reminded the Board members that Statements of Financial Interest for 2022 are required to be submitted.

C. Subdivision and Land Development

1. Acq 0612 Michael and Sarah Miller – Residential Subdivision

Landowners requesting review and permission to use their residential right to subdivide two acres and an existing residence located on the North side of Zink Rd. The Board reviewed the request and found it to be consistent with the terms of the Agricultural Conservation Easement.

Motion made for Preliminary Approval for a residential subdivision as presented in the Application and further detailed in the Board Summary inclusive of Standard Conditions by Mr. Frey, seconded by Mr. Zimmerman.

MOTION CARRIED UNANIMOUSLY

2. Acq 0652 Joseph and Rhiannon DeLong – Ag Subdivision, request for special exception

Landowner(s) requesting permission, under the special exception provision of the 1995 Subdivision Guidelines, for a greater than 50-acre subdivision on this 210.84 acre farm subject to an Agricultural Conservation Easement recorded in 2007. A 1.98-acre residential subdivision was approved in 2013 with APB approval language stipulating that no further subdivision was permitted. However, the DeLong's are asking the Board to consider a special exception, which is provided for in the 1995 Subdivision Guidelines, because of unique circumstances with this farm, specifically the large size. No further residential structures are permitted, as the one additional residential structure was utilized with the 2013 subdivision.

Mr. Knepper shared with the Board that if they decided to allow a special exception by allowing an agricultural subdivision to occur as well, there are 130 preserved farms that would potentially fall into the same category due to when the farm was preserved and the size of the farm.

Motion made by Mr. Frey, Seconded by Mr. Zimmerman: Board will entertain a special exception to consider an agricultural subdivision that is demonstrated to meet all criteria identified in the Subdivision Guidelines for the DeLong property if request is submitted by future property owner (*there was an acknowledgment that any such request will likely come from a new owner after the property is sold at auction on March 25, 2023.*) Amendment to motion made by Mr. Frey, Seconded by Mr. Zimmerman that said motion must first be reviewed by counsel. Motion with amendment approved by: Mr. Rohrer, Mr. Lehman, Mr. Hess, Opposed: Ed Goodhart & Matthew Young. Not Present for vote: Gary Landis and Commissioner D'Agostino

MOTION CARRIED

D. Rural Enterprise

1. Acq 0475, 743 Anderson Ferry Road LLC request for passive storage in existing structures
Landowners requesting permission to operate a passive storage facility in the existing barns: a tobacco barn with dimensions of 50' x 70' and a bank barn with dimensions of 50' x 70'

Motion made to Approve the request for passive storage as presented in the Application and further detailed in the Board Summary inclusive of Standard Conditions by Mr. Zimmerman, seconded by Mr. Goodhart.

MOTION CARRIED UNANIMOUSLY

E. 2023 County Funding

Mr. Knepper provided an overview of the 2023 County financial commitment to the preservation program. The County Commissioners approved \$1.5 million for agricultural conservation easement acquisitions and with Act 319 ("Clean and Green") rollback taxes and other sources, the total funding from the County will be approximately \$1.8 million. It is anticipated that an additional \$2.8 to \$3 million will be awarded from the State.

F. Adjourn Meeting adjourned at 9:23 AM

The next scheduled meeting of the Agricultural Preserve Board

Thursday, February 23, 2023, at 8:00 a.m.

Lancaster County Public Safety Center
101 Champ Blvd. Manheim, PA 17545