

**Lancaster County Agricultural Preserve Board
Meeting Minutes
Thursday, July 23, 2020**

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

Absent: Mr. Jeffrey Frey, Chairman

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

Guests: **No Guests**

I. Call to Order

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

II. Review of Mission Statement

All Board Members read the Mission Statement at the request of Mr. Landis: *"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 (also: APB and Board) met in Executive Session on July 23, 2020 to discuss real estate matters and litigation.
- The Agricultural Preserve Board met in Executive Session prior to this Public Meeting on May 28, 2020 to discuss real estate matters and litigation. This Executive Session and Public Session were both conducted via virtual (teleconference.)
- Mr. Jered Hess was welcomed as the newest Board Member.

IV. Approval of Minutes

Motion to approve the May 28, 2020 meeting made by Mr. Daniel Zimmerman and seconded by Mr. Roger Rohrer.

MOTION CARRIED UNANIMOUSLY

V. Business from Guests

- No Guests present

VI. New Business

A. Request for Subdivision/Land Development

- i) **Land Development / Subdivision Request, APB Acq 0346, Lester Z. and Joan L. Zimmerman, 1005 Indiantown Road, Stevens, West Cocalico Township: 090278430000 // Acres Preserved: 82.24 acres**

Landowner is requesting review and permission to create a 1.197-acre residential subdivision to create a new residence for themselves. The owner will utilize their residential right to subdivide. Then they plan an add on of an adjacent 0.3-acre parcel to create a lot for their new residence.

The staff is recommending APB grant Approval of this request.

Conditions of Approval:

- Applicable APB Standard Plan Notes should be identified on the Plan.
- Subsequent to the Subdivision, two new property deeds shall be prepared and recorded in the Lancaster County Recorder of Deeds Office.
 - o Both deeds shall reference the ACE, but only the deed for the residual farm must contain the ACE language.
 - o Both deeds shall reference by recording information the Subdivision Plan.
 - o Deed for the residual farm shall indicate that the one additional residential structure, as permitted by the ACE, has been utilized and no further subdivision is permitted.
- This approval is contingent on, at all times, verification by the Lancaster County Conservation District or a certified conservation planner (technical service provider) that the farm is following a Conservation Plan / Ag E&S Plan (inclusive of manure/nutrient management plan) that is being/has been implemented according to schedule.
- All other requirements that may be imposed by the Township or any other regulatory body must be met.
- All provisions of the Application and this approval shall be binding on the applicants, the owner of the land subject to the Agricultural Conservation Easement
- No restriction limiting agricultural production is permitted.
- APB Staff authorized to provide any necessary final approvals after reviewing final Land Development Plan as submitted to Township/County.

Motion to approve the Request for the residential subdivision request as presented in the submitted Application subject to Conditions of Approval made by Mr. Edward Goodhart and seconded by Mr. Andrew Lehman.

- ii) **FRPP Construction Request, APB Acq 0720, Jeremiah N. and Barbara Ann Sensenig, 2 Widdowson Road, Quarryville, Little Britain Township: 3801022800000 // Acres Preserved: 127.13 acres**

Landowner is moving an 18' silo from another farm to his farm. It will be placed on footers, 20'x20', 400 square feet. The proposed activity is within the FRPP impervious surface limit.

The staff is recommending APB grant Approval of this request as it is within the impervious surface limitation.

Conditions of Approval:

N/A

Motion to approve the FRPP Construction Request as presented in the submitted Application I made by Mr. Daniel Zimmerman and seconded by Mr. Andrew Lehman.

B. Request for Rural Enterprise – None

C. Board Elections

Mr. Matthew Knepper reminded the Board that annually the Chairman position is appointed by the County Commissioners and Jeffrey Frey was appointed to the Chair position again. The Vice-Chair and the Secretary positions need to be elected by the APB members annually and this had not been done yet.

Mr. Knepper continued to share with the Board that there should be some consideration among members about a succession plan. Who will serve in the roles of Chair, Vice-Chair and Secretary in the future? Who are good candidates to be future Board Members? With this in mind, it would be a realistic goal that whoever serves in the Vice Chair position is a sound candidate for Chair. Similarly, the Secretary is a sound candidate for Vice Chair.

There was consensus within the Board that the roles of elected officers should be a shared responsibility spread throughout the membership. The Board also concurred the election of officers should be held sooner so that the election of Vice Chair and Secretary coincide with the County Commissioners appointment of a Chair.

The floor was opened for nominations by Mr. Edward Goodhart and Mr. Andrew Lehman for both the Vice-Chair and Secretary positions. No new nominations were received. Gary Landis will continue to serve for one more year as Vice Chair and Edward Goodhart will continue his service as Secretary.

D. General Updates

Mr. Matthew Knepper explained that due to recent budget challenges precipitated by Covid-19, there was \$5 million taken from the Statewide allocation for farmland preservation. For Lancaster County, this resulted in a reduction of approximately \$300,000.

There are efforts underway to introduce Bills to freeze funding from special fund(s.) It is anticipated that when the Legislator is back in session many programs will be evaluated for funding availability.

Still pending, are SB 881 (Martin) is the Bill that would provide some State funding for non-profit land trusts to use for ag preservation and HB 441 (Sonney) allows for commercial wind power on preserved farms.

With reference to SB 881, Mr. Matthew Young wondered if there was still an opportunity for a recommendation to be made that the actual conservation easement documents that land trusts utilize to preserve farmland have some minimum standards, so that land trust easement documents are more similar than not to the boiler plate easements that the State and Counties use. Mr. Knepper said he would investigate this possibility. He did remind the Board, that any potential farms would still have to meet the State's minimum criteria for qualifying for preservation.

Commissioner D'Agostino told the Board that there had been plans to hold a "conservation summit" with all the many conservation / preservation groups in the County. However, due to Covid-19, the nature of this summit would be greatly scaled back and only include Executive Directors, Board Chairs, CEOs, etc. One of the intentions of this summit was for the Lancaster County Planning Commission to share Places 2020 progress, the next steps needed to implement and how conservation / preservation organizations can participate.

VII. Adjourn

The meeting adjourned at 9:20 a.m.

The next scheduled meeting of the Agricultural Preserve Board

Thursday, August 27, 2020, at 8:00 a.m.

Lancaster County Government Center

Rooms 104 & 105, N Queen St., Lancaster PA 17603