

**Baltimore County Agriculture Advisory Board
Meeting Minutes
(Minutes Approved 8/27/14)**

MEETING: June 11, 2014 Meeting – 8:45 am to 6:00 pm @ The Baltimore County Center for Maryland Agriculture, 1114 Shawan Road, Cockeysville, MD 21030

BOARD MEMBERS PRESENT (at FIELD & BOARD MEETING): Gail Ensor, Harriet McGinnis, John Merryman, David Sparks

MEMBERS ABSENT (at FIELD & BOARD MEETING): Russell Berk, Ann Jones, David Martin

OTHERS PRESENT (at FIELD & BOARD MEETING): Wally Lippincott, Jr., Carmela Iacovelli, Lanae Jackson (Baltimore County Intern), Richard Huggins (Landowner)

FIELD MEETING (LANDOWNER ATTENDEES): Dorothy White, Chris Jednorski, Richard Huggins, Ned & Debbie Ensor, Phoebe DeVoe & Charles Moore

I. APPROVAL OF MINUTES/ADDITION OR DELETION OF AGENDA ITEMS:

A. Approval of Minutes of: April 9, 2014

Motion: To approve the minutes as presented.

Motion made by: Harriet McGinnis

Second: David Sparks

Decision: Unanimous approval

B. Addition or Deletion of Agenda Items.

II Closed Meeting

Motion: to close June 11, 2014 meeting of the Baltimore County Agricultural Land Preservation Advisory Board, pursuant to Sections 7-1-104 and 7-1-105 of the County Ethics Law, to visit and discuss matters relating to the acquisition of easements on properties that have applied to the Maryland Agricultural Land Preservation Foundation FY15/16 Cycle.

Motion by: John Merryman

Second by: David Sparks

Approved by/at: Unanimous Approval at 9:11 am

MINUTES OF CLOSED MEETING:

The Advisory Board visited the attached list of properties for the purpose of completing a ranking analysis of each property as part of the determination of the ranking of the properties for State consideration.

Motion: to Close “Closed Session” and Reconvene Public Meeting

Motion by: John Merryman

Second by: David Sparks

Approved by/at: Unanimous approval at 4:30 pm

III. MALPF Easement Landowner Requests/Issues

IV. Baltimore County Easement/Landowner Requests/ Issues

A. Milton and Dorothy White, 5101 Hydes Road, Hydes, MD 21082

REQUEST: Mr. and Mrs. White are requesting approval for two exclusions on the MALPF easement applications. These include a seven (7) acre exclusion from the farm to be added to their dwelling lot. The dwelling lot is a separate parcel from the farm parcels. The second exclusion request is for two (2) acres around a structure where trucks are parked to avoid any possible conflict between the use of this structure and two acres and the easement restrictions.

DISCUSSION: The Board members discussed the two excluded areas on the easement applications with Mrs. White and her son. The two acre exclusion will be for the barn/equipment shed and area where the Whites park their trucks. The Whites will need to provide an easement right-of-way to the two acre exclusion for an access road. The seven acre exclusion is to be added to the dwelling lot.

MOTION: To approve the two exclusions on the MALPF easement applications (for a seven (7) acre and a two (2) acre exclusion).

Motion by: Harriet McGinnis

Second by: David Sparks

Approved: Unanimous Approval

IV. Baltimore County Zoning or Nuisance Issues

A. Chris and Karen Jednorski, 20606 Green Road, White Hall, MD 21161

REQUEST: Mr. and Mrs. Jednorski are requesting approval for a barn on their 13.5 acre property.

BACKGROUND: Current agricultural use is for cattle grazing and raising chickens (layers). May add horses later. The proposed structure is 30' x32' to store equipment

such as tractors, farm implements and feed for animals. The new building will replace a barn damaged in 2014 winter.

DISCUSSION: The Board met with Mr. Jednorski and discussed his request for a replacement barn. The damaged barn will be demolished and the replacement barn will be built slightly behind the damaged barn. It will store a John Deere tractor, a smaller riding mower, push mowers, and a trailer. Mr. Jednorski raises chickens and his pastures are used for grazing by his neighbors' cattle.

MOTION: To approve Mr. Chris Jednorski's request for a replacement barn for the property located at 20606 Green Road, White Hall, MD 21161.

Motion by: David Sparks
Second by: Harriet McGinnis
Approved: Unanimous Approval

B. Richard W. Huggins, 20434 Gore Mill Road, Freeland, MD 21053

REQUEST: Mr. Huggins is requesting approval of two tenant buildings for purposes of application to sell an easement through the MALPF FY15/16 easement cycle.

BACKGROUND: A prior approval was given for two tenant houses that include the permanently affixed trailer and the second trailer that is owned by Mr. Huggins' brother and occupied by a niece. At the time of the prior request the niece was involved in the farming operation. That apparently is no longer the case. The Board is recommending the approval of only the permanently affixed trailer as a tenant house and that the other trailer be removed if an easement offer is made by the State prior to easement settlement.

DISCUSSION: The Board discussed the issues with Mr. Huggins regarding the duties of both his nephew and niece on the farm. The Board's concern is that there could potentially be four houses on the property. They discussed four options.

MOTION: The Board recommends excluding the permanently affixed trailer (known as Tenant Dwelling "b") on the easement application along with 1.5 acres surrounding the trailer and approval of designating the second trailer (known as Tenant dwelling "c") as a tenant dwelling.

Motion by: John Merryman
Second by: David Sparks
Approval: Aye: John Merryman, David Sparks, Gail Ensor
Nay: Harriet McGinnis
The Motion is Approved

C. Milton and Dorothy White, 5101 Hydes Road, Hydes, MD 21082

REQUEST: Mr. & Mrs. White are requesting the approval for three tenant houses on the dairy farm. There are two detached dwellings and one tenant apartment.

BACKGROUND: The Whites have a dairy operation with 750 cows and calves. They milk 300 of the cows. They farm ~ 320 acres of crops and need extensive help with their operation. They have 13 workers on the farm and three (3) tenant buildings.

DISCUSSION: The Board members visited the White Farm and discussed the dairy operation and need for tenant housing with the Whites. They have an extensive dairy operation with 300 milk cows and 320 acres of crops and a staff of 13. Nine of the staff are tenants, 7 of whom have worked on the farm for 15 years.

MOTION: The Board recommends approval of the 3 tenant buildings (two detached dwellings and one tenant apartment) that are used for workers on the farm.

Motion by: David Sparks
Second by: John Merryman
Approved: Unanimous Approval

D. Edward Bosley Ensor, 14736 Thornton Mill Road, Sparks, MD 21152

REQUEST: Mr. Ensor is requesting approval for two tenant dwellings on the farm (a trailer and an apartment over a barn).

BACKGROUND: The Ensors milk between 80 and 100 cows and farm approximately 400 acres of cropland. The farm operation is managed and operated by the family with two part-time helpers. There are currently no tenants on the farm. Staff has advised the family that the State can approve one tenant house per 100 acres.

DISCUSSION: The Board visited the farm and discussed the dairy operation with Mr. and Mrs. Ensor. They are farming 550 acres and milking 90 cows. There are currently two tenant units on the property (an apartment over the barn and a fully functioning trailer with well and septic). Both are used at times by help on the farm.

MOTION: The Board recommends approval of the two tenant units (the barn apt. and the trailer) for the Edward B. Ensor farm located at 14736 Thornton Mill Rd., Sparks, MD 21152.

Motion by: David Sparks
Second by: John Merryman
Approved: Unanimous Approval

E. Phoebe DeVoe and Charles Moore 12537 Manor Road, Glen Arm, MD 21057

REQUEST: Request for approval to designate the existing dwelling on the property as a tenant house. If an easement is sold, there will be no principal dwelling on the property. Another older existing house will be demolished.

BACKGROUND: The DeVoe farm plans to incorporate a recently acquired parcel of 48 acres which is mixture of open land and woodland into their adjacent horse farm. Their equine operation is for riding and training and is 37 acres with approximately 25 horses. There are 2 dwellings and one is scheduled for demolition upon approval of the new easement on the land. There is a tenant living there for help with the operation who is responsible for maintaining stalls, barn, and hay. The tenant is also responsible for the repairing of fences, mowing grass and general care and upkeep of the horses (grooming, feeding, etc.). There is also a tenant dwelling on the adjacent 37 acre farm.

DISCUSSION: The Board members visited the farm and met with Ms. DeVoe and Mr. Moore. They discussed the horse operation and the plans for the property.

MOTION: The Board recommends approval of designating the existing house as a tenant dwelling for the property located at 12537 Manor Road, Glen Arm, MD 21057.

Motion by: Harriet McGinnis

Second by: John Merryman

Approved: Unanimous Approval

V. EASEMENT RANKING SCENARIOS

This item was not discussed.

X. FUTURE MEETING DATES

Next Meeting Date(s): July 9, 2014 (regular monthly meeting).

XI. ADJOURNMENT

Motion: To adjourn the meeting.

Motion made by: Harriet McGinnis

Second: David Sparks

Decision: Unanimous approval

Time: Meeting adjourned at 5:21 pm

June 11, 2014 SITE VISITS

Ensor, Edward & Deborah – 14736 Thornton Mill Rd, Sparks

Thomas, Merrill – Hanover Rd (2850 FT N of Arcadia), Upperco

Troyer Farms – 20037 Old York Rd, White Hall

Carlotta-Vaartjes – 2730 Openshaw Rd, White Hall

Phillips, Jerry – 19735 Graystone Rd, White Hall

Pitts, Henry & Jennifer – 2813 White Hall Rd, White Hall

White, Milton & Dorothy – Hydes Rd, Glen Arm (three applications)

Devoe-Moore – 12501 Manor Rd, Glen Arm