



KEVIN KAMENETZ
County Executive

ANDREA VAN ARSDALE, Director
Department of Planning

Baltimore County Agriculture Advisory Board Meeting Minutes

**MEETING: January 11, 2017 Field Meeting 4:00 pm – 5:00 pm and Board Meeting – 6:30pm – 8:00 pm
@ The Baltimore County Center for Maryland Agriculture, 1114 Shawan Road, Cockeysville, MD 21030**

FIELD MEETING INTRODUCTION: The field meeting commenced at 4:00 pm.

Motion: Russell Berk

Second: Scott Welsh

Decision: Unanimous Approval

BOARD MEMBERS PRESENT: Gail Ensor, Russell Berk, Scott Welsh

MEMBERS ABSENT: John Merryman

OTHERS PRESENT: Wally Lippincott, Kaylee Justice, Joe Wiley

RECESS: The meeting was recessed at 4:05 pm.

MEETING RECONVENED: The meeting was reconvened at 4:11 pm.

3500 Belmont Road LLC– 3510 Belmont Avenue, Glyndon 175.54 +/- acres

Request- Board review of acreage release.

DISCUSSION: The Board and staff members visited this property during the field meeting to view the location of the proposed roundabout that would require a release of acreage from Sagamore Farm to be located at the intersection of Tufton, Worthington, and Greenspring avenues. The Board and Staff discussed the potential traffic patterns and the portion of the property that would be released.

RECESS: The field meeting was recessed at 4:20 pm.

BOARD MEETING AT THE BALTIMORE COUNTY CENTER FOR MARYLAND AGRICULTURE

BOARD MEMBERS PRESENT: Gail Ensor, Russell Berk, Scott Welsh

MEMBERS ABSENT: John Merryman

OTHERS PRESENT: Wally Lippincott (Staff), Joe Wiley (Staff), Kaylee Justice (Staff), Alex Speer (Landowner), Mike Ruby (County Chronicle), Joe Warfield (Landowner), Chris Warfield (Son of Landowner), Ann Jones (Ex-officio)

INTRODUCTION: The meeting was reconvened at 5:30 pm by Gail Ensor

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

A. Approval of Minutes of: September 14, 2016.

Motion: To approve the minutes of September 14, 2016.

Motion by: Russell Berk **Second by: Scott Welsh**
Decision: Unanimous Approval

B. Addition or Deletion of Agenda Items.

Addition: A. Warfield, Catherine and Joseph (03-99-18A) – 4900 Kemp Road, Reisterstown 70.87 +/- acres

Motion: To add the Warfield request to the agenda to redesignate lot from an owner's lot to a child's lot.

Motion by: Scott Welsh **Second by: Russell Berk**
Decision: Unanimous Approval

II. MALPF EASEMENT LANDOWNER REQUESTS/ISSUES

A. 3500 Belmont Road LLC– 3510 Belmont Avenue, Glyndon 175.54 +/- acres

Request- Board review of acreage release.

Background: An agreement among adjacent landowners, the Valleys Planning Council, Baltimore County and the State will result in a roundabout at the intersection of Tufton, Worthington, and Greenspring avenues. The construction of the roundabout will require a release of 0.777 acres for the permanent right-of-way from Sagamore Farm, as well as .161 acres of temporary easement release for construction purposes. Construction is expected to start in June of 2017. See attached plan.

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request. Ann Jones gave an overview of the history of the request and the discussed the community support for the proposed roundabout. The Board reviewed the proposed diagram of the roundabout and discussed traffic patterns and the area which would require the released of acreage. There was no further discussion.

Motion: The Board recommends approval of the requested acreage release of .777 acres for permanent right-of-way from Sagamore Farm, as well as .161 acres of temporary easement release for construction purposes.

Motion by: Scott Welsh **Second by: Russell Berk**
Decision: Unanimous Approval

B. Knoche H. Gerard, Jr. & McKenney W. Gibbs (03-08-24) - 10415 Liberty Road, Randallstown 24.8 +/- acres

Request – Board review of solar panel array (existing).

Background: The landowners requested Board to review the request for 50 existing solar panels located on a barn for self-use. No land was taken out of agricultural production for the installation of the solar panels.

DISCUSSION: Joseph Wiley (Staff) gave an overview of the request, sharing that the landowners were not aware that they were required to come to the Board for approval of the roof-mounted solar array. The Board discussed permitting process for solar arrays.

Motion: The Board recommends retroactive approval of the existing roof-mounted solar array.

Motion by: Russell Berk **Second by: Scott Welsh**
Decision: Unanimous Approval

C. Nash, Carl & Sandra- 16709 Cedar Grove Rd., Sparks 86 +/- acres

Request – Board review of a lot location for a child’s lot for their son Larry C. Nash

Background: Mr. and Mrs. Nash would like the Board’s consideration and recommendation for a new location for the child’s lot. The new location is slightly north of the original location and moved closer to the farm than its previously proposed location in the wooded area. Placing the proposed lot in this location will minimize environmental concerns on the property. The proposed access will be an in-fee access. See attached.

Mr. and Mrs. Nash initially received the Board’s recommendation for a child’s lot for the property on April 8, 2008 and a recommendation for subdivision of an up to two acre lot as a “General Exemption” for an agricultural subdivision at the August 5, 2015 meeting. Upon Departmental review of the area originally considered for the child’s lot, the Nash’s decided to relocate the child’s lot to another area of the property. This property went under easement in 1995 and there are no dwellings currently on the property.

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request and explained that the Nash’s would like to move the location of the child’s lot due to environmental constraints in the wooded area. The staff had no further questions.

Motion: The Board recommends approval of the lot relocation of the child’s lot for Larry C. Nash.

Motion by: Russell Berk **Second by:** Scott Welsh

Decision: Unanimous Approval

D. Warfield, Catherine and Joseph (03-99-18A) – 4900 Kemp Road, Reisterstown 70.87 +/- acres

Request – Board review of redesignation from an owner’s lot to a child’s lot.

Background: On November 24, 2015, the MALPF Board approved a request to exclude up to a 2.0-acre owner’s lot from the easement property for the construction of a dwelling intended for the landowners. The landowner’s would like to redesignate the approved 2.0-acre owner’s lot to a child’s lot for their son, Christopher Warfield. The landowner’s will continue to reside in the main house.

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request. Mr. Joseph Warfield, and his son, Christopher, attending the meeting and described that the proposed child’s lot would be a small Cape Cod style house. The Board had no further questions.

Motion: The Board recommends approval of redesignation of the owner’s lot to a child’s lot for Christopher Warfield.

Motion by: Russell Berk **Second by:** Scott Welsh

Decision: Unanimous Approval

III. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

None to discuss.

IV. BALTIMORE COUNTY PERMITS & DEVELOPMENT APPLICANTS

A. Speer, Alex – 15845 Irish Ave., Monkton 8.327 +/- acres

Request- Zoning verification of a “legitimacy of a farm use” on the property to construct a barn

Background: Mrs. Speer would like the Board’s consideration and recommendation for verification of a “legitimacy of a farm use”, in order to construct a barn on her property to support her agricultural endeavors. The barn would be used to foster horses. The property is tax assessed as Agricultural and is zoned RC2.

DISCUSSION: The staff gave a presentation of the property and a background of the request, providing pictures for the Board members to review. Mrs. Speer was present and gave an overview of the improvements she wishes to make on the property, including a Dutch barn. The Board members asked Mrs. Speer about her experience in the equine industry, as well as how many horses she was planning on having on the operation, and the electrical needs of the proposed facilities. Mrs. Speer gave an overview of her experience, and indicated that she would plan on having a total of 3 horses max at a time and be using the property as a transitional home for the horses. She indicated that she would need water and electric for the operation. Gail Ensor (Chair) asked Mrs. Speer how many horses she anticipates coming to the property in a year. Mrs. Speer indicated that she plans on having no more than 8 or 9 horses in a year that she would be rescuing on a temporary basis. Wally Lippincott (staff) explained that there may be some reluctance to approve a prospective request, as she is a contract purchaser. Mrs. Speer provided several contacts that would be willing to work with her towards receiving the horses for the operation and was agreeable to providing documentation of this. The Board agreed.

Motion: The Board verifies the legitimacy of a farm use subject to the submittal of a letter documenting that there would be a source for receiving the transitional horses for the proposed facility.

Motion by: Russell Berk **Second by: Scott Welsh**
Decision: Unanimous Approval

V. PROGRAM POLICY

A. LESA Update- Discounting

DISCUSSION: Postponed until next meeting.

B. MALPF- Uses Policy

DISCUSSION: Staff gave an overview of the Maryland Agricultural Land Preservation Foundation’s (MALPF) draft uses policy. The Board commented on the policy to provide feedback to the MALPF Board.

VI. OLD BUSINESS

None to discuss.

VII. STATUS OF EASEMENT TRANSACTIONS/ INSPECTIONS/ UPDATES- Board updates on the status of the following easement violations (For informational purposes only):

A. Troyer, Steve (98-18) - 20030 Ensor Road, White Hall 295.771 +/- acres

Discussion- Board review of Code Enforcement Issue- “farmstead” activities

B. Peters, Craig & William (03-80-03) – 15625 Yeoho Road , Sparks 113.638 +/- acres

Discussion- Board review of Easement violation update- debris clean-up

C. Ensor, Pete (03-34-09AE) – 20515 West Liberty Road, White Hall 92.68 +/- acres

Discussion- Board review of Easement violation update- junk vehicles

D. Price, Mary & Carroll (03-80-02e) - 4616 Black Rock Road, Upperco 103.79 +/- acres

Discussion- Board review of Easement violation update- debris

VIII. MISCELLANEOUS/ INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES

A. News Article- Shore Farmers Concerned Over Large-Scale Solar Projects

B. Vegetable Growers Day- January 27, 2017

IX. FUTURE MEETING DATES

The next scheduled meeting date is February 8, 2017.

X. ADJOURNMENT

Motion: To Adjourn the Board meeting (@7:30 pm)

Motion by: Russell Berk Second by: Scott Welsh

Decision: Unanimous Approval