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County Executive

ANDREA VAN ARSDALE, Director
Department of Planning

Baltimore County Agriculture Advisory Board Meeting Minutes

**MEETING: October 11, 2017 Field Meeting 2:00 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 2:00 pm.

Motion: John Merryman

Second: Scott Welsh

Decision: Unanimous Approval

BOARD MEMBERS PRESENT: John Merryman, Scott Welsh, Stephen Myer, Gail Ensor

MEMBERS ABSENT: Russell Berk

OTHERS PRESENT: Wally Lippincott, Kaylee Justice, Joe Wiley, Keeve Brine, Travis Radebaugh (landowner), Randi Grout (Meadville Land Services, LLC.), Rick Fulco (landowner), Helen Elmore (landowner), Mark Elmore (landowner), Peter Elmore (son of landowners), Kevin Atticks (Grow & Fortify)

RECESS: The meeting was recessed at 2:05 pm.

MEETING RECONVENED: The meeting was reconvened at 2:22 pm.

A. Frenkil, Victor- 3850 Butler Rd., Glyndon 55+/- acres

Request- Board review and recommendation of tenant “apartment(s)”

DISCUSSION: The Board visited the property. The landowners were not available to meet on site. No discussion.

RECESS: The field meeting was recessed at 2:37 pm.

MEETING RECONVENED: The meeting was reconvened at 3:06 pm.

B. Radebaugh, John Travis- 21515 Keeney Mill Rd., Freeland 40.842 +/- acres

Request- 1. Board review of and recommendation of a tenant house designation
2. Board review of main house location

DISCUSSION: Travis Radebaugh (landowner) met the Board members on site and gave an overview of the tenant qualifications and responsibilities on the farm which include rotating of the Roseda cattle and the basic upkeep and care of the property and tenant house. Travis indicated that the tenant also works at another nearby family property in the off-season. The Board asked what the number of cattle on the property at a time was to which the landowner responded between 6 and 39 based on the time of the year. Mr. Radebaugh continued to show the Board possible locations for a main house on the property he plans to reside in in the future. The Board had no further questions.

RECESS: The meeting was recessed at 3:24 pm.

MEETING RECONVENED: The meeting was reconvened at 3:31 pm.

C. Fulco, Frederick –1095 Oakland Rd., Freeland 49 +/- acres

Request- Board review and recommendation of retroactive Ag Subdivision Request

DISCUSSION: Mr. Fulco was present and gave an overview of the request. Mr. Fulco explained that the property that was subdivided without prior approval was sold to a long time farmer and because they were 2 separate parcels he was unaware this would result in a violation. Wally Lippincott (staff) explained to Mr. Fulco that the request will also have to go to the County Real Estate office for review.

RECESS: The field meeting was recessed at 3:40 pm.

MEETING RECONVENED: The meeting was reconvened at 3:50 pm.

D. Steiger, Erich & Scollan, Becca – 21201 Heathcote Rd., Freeland 68.21 +/- acres

Request- Board review of stream restoration project.

DISCUSSION: Mr. Randi Grout from Meadville Land Services, LLC met the Board on site to give an overview of the project. The Board questioned how streams were selected for these types of projects and Randi explained that they often times find locations by cold-calling. The Board asked Mr. Grout what happens to the existing vegetation on the property. Randi explained that they will have to get rid of the vegetation but it will be replanted. Mr. Grout continued to explain the extent of the project and the amount of ground that will be disturbed. The Board members were not in favor of the request and requested Mr. Grout's presence at the Board meeting.

RECESS: The field meeting was recessed at 4:15 pm.

MEETING RECONVENED: The meeting was reconvened at 4:30 pm.

E. Elmore, Mark & Helen (Star Bright Farm) – 2950 Garrett Rd., White Hall 127.049 +/- acres

Request- 1. Board review and recommendation of farm activities/events
2. Board review and recommendation of Farm Stand

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request. The Elmore's and their son, Peter, met the Board on site and gave an overview of the current farm operation. The Elmore's continued to show the Board the proposed parking location, the location of the farm market in the downstairs of the barn, and discussed the future events they wish to host on the farm. Mrs. Elmore went into detail about several partnerships she has with soap/fragrance makers, restaurants, and other individuals in which they plan to produce value-added products with. The landowners indicated that they have plans for their farm market to only be open for a few weekends for the first year as they start out and that the majority of the items sold in the store will be non-food items.

RECESS: The field meeting was recessed at 5:25 pm.

BOARD MEETING AT THE BALTIMORE COUNTY CENTER FOR MARYLAND AGRICULTURE

BOARD MEMBERS PRESENT: John Merryman, Scott Welsh, Stephen Myer, Gail Ensor

MEMBERS ABSENT: Russell Berk

OTHERS PRESENT: Wally Lippincott (Staff), Joe Wiley (Staff), Kaylee Justice (Staff), Keeve Brine (Staff), Ann Jones (Ex-officio), Randi Grout (Meadville Land Services, LLC.), Peter Elmore (son of landowner), Kevin Atticks (Grow & Fortify), William Rouse (representative of landowner), Mike Ruby (County Chronicle)

INTRODUCTION: The meeting was reconvened at 6:39 pm by John Merryman.

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

A. Approval of Minutes of: January 11, 2017, March 8, 2017, and July 12, 2017

Motion: To postpone approval the minutes of January 11, 2017 and March 8, 2017

Motion by: John Merryman Second by: Scott Welsh

Abstain: Steve Myer

Decision: Unanimous Approval

B. Addition or Deletion of Agenda Items.

II. MALPF EASEMENT LANDOWNER REQUESTS/ISSUES

A. Elmore, Mark & Helen (Star Bright Farm) – 2950 Garrett Rd., White Hall 127.049 +/- acres

Request- 1. Board review and recommendation of farm activities/events
2. Board review and recommendation of Farm Stand

Background: Landowners Mark and Helen Norman wish to hold a variety of farm-related activities/events on their property. The events include workshops, field to table dinners, harvest celebrations, and seasonal farm market activities. The landowners have also submitted a request for a Special Exception and Special Hearing with Baltimore County to permit an on-site Farm Market and other accessory uses. See attached list of activities.

Appropriateness Standards for Advisory Board Consideration:

1. **The proposed use is a farm or forest related use - Agric. § 2-513(b); COMAR 15.15.07;**
2. **The proposed use “conflicts with the overall purpose of the easement to preserve the farm for agricultural use and as open-space land” - COMAR 15.15.07; AND**
3. **The proposed use has an historical relationship to farming - COMAR 15.15.07.17.G(3)(c); OR**
4. **The proposed use is a home occupation**

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request. See Field Meeting discussion.

Motion 1: The Board recommends approval of Tier 1 agriculturally related events, which can be up to 16 events with less than 2 acres of parking.

Motion 2: The Board recommends approval of the Farm Market subject to County review.

Motion 1 by: Stephen Myer Second by: Scott Welsh

Decision: Unanimous Approval

Motion 2 by: John Merryman Second by: Scott Welsh

Decision: Unanimous Approval

III. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

A. Fulco, Frederick –1095 Oakland Rd., Freeland 49 +/- acres

Request – Review of retroactive agricultural subdivision request.

Background: Landowner, Mr. Fulco, owns a property under Baltimore County easement which is comprised of two parcels, one containing 17 acres and one containing 32 acres. On May 5, 2017 Mr. Fulco conveyed the 32 acre parcel

to long time farmer of the property, Mr. Todd Rehmeyer without prior approval from Baltimore County. Mr. Fulco wishes to rectify his error by the completion of the Ag Subdivision request. See request letter.

DISCUSSION: See Field Meeting discussion.

Motion: The Board recommends approval of the retroactive Agricultural Subdivision request subject to review of the Baltimore County Real Estate office.

Motion by: Stephen Myer Second by: Scott Welsh

Decision: Unanimous Approval

B. Steiger, Erich & Scollan, Becca – 21201 Heathcote Rd., Freeland 68.21 +/- acres

Request – Review of stream restoration project.

Background: Landowners, Mr. Steiger and Ms. Scollan would like the Board review and recommendation for a Stream Restoration project to occur on the 68 acre Baltimore County easement property. The project is to restore approximately 2,000 linear feet of stream which will result in 20 acres of restoration. The Meadville Land Service, Inc. team anticipates completion of the project to occur before June 30, 2020.

DISCUSSION: Gail Ensor (Chair) gave an overview of the request. The Board questioned who determined this location was a good site for a stream restoration project and Randi Grout stated that both MDE and SHA agreed this was a good site. The Board agreed that they did not believe that this was a good site for a stream restoration project.

Motion: The Board does not recommend approval of the stream restoration project.

Motion by: Stephen Myer Second by: John Merryman

Decision: Unanimous Approval

IV. BALTIMORE COUNTY LANDOWNER REQUESTS

A. Radebaugh, John Travis- 21515 Keeney Mill Rd., Freeland 40.842 +/- acres

- Request-**
1. Board review and recommendation of a tenant house designation
 2. Board review and recommendation of Main Dwelling location

Background: Mr. Travis Radebaugh, landowner, would like the Board recommendation and review of a tenant farmer designation request. Mr. Radebaugh would like to designate the current dwelling on-site as the tenant house which has been on site for over 100 years. The property is primarily hay field and pasture and there are currently 39 Roseda Beef cattle on the farm. It will be the tenant farmers responsibility to look after the cattle. This will include maintenance of fence, responsibilities related to pasturing of cattle, and assisting with first cutting of hay. The tenant farmer will also be responsible for general caretaking around the dwelling and barns. The tenant will also work on the landowners other family owned farm operation a quarter mile from the farm. The tenant farmer has been working on the farm for over four years. See tenant farmer description. Additionally, Mr. Radebaugh is applying for the upcoming MALPF application cycle and would like Board discussion of a main dwelling location on the property, which he and his family will reside in.

DISCUSSION: Gail Ensor gave an overview of the request. See Field Meeting discussion.

Motion: The Board recommends approval of the verification of a “legitimacy of a farm use” for the purpose of designating the existing dwelling as a tenant house.

Motion by: John Merryman Second by: Steve Myer

Decision: Unanimous Approval

B. Frenkil, Victor- 3850 Butler Rd., Glyndon 55+/- acres

Request- Board review and recommendation of tenant “apartment(s)”

Background: Landowner, Mr. Victor Frankil, would like the Board review and recommendation of the conversion of an existing tenant house into 2 separate tenant dwellings by means of internal modifications to the structure. The property is an active and functioning farm which is used to birth, raise and train house horses that participate in Maryland horse raising year around. The farm consists of 95% hay fields, fenced horse pastures, and various outbuildings. Mr. Frankil has indicated that 2 tenants are necessary for the operation as one tenant is necessary for grounds keeping and facility maintenance while the other is necessary for care of exercise of the horses. See Description of Farm operations.

DISCUSSION: William Rouse (representative of landowner) gave an overview of the request. He explained that a groundskeeper currently lives in the existing tenant house and is responsible for the up-keep and maintenance of the property. Mr. Frenkil wishes to have a second tenant move into the “basement apartment”. The second tenant will be responsible for the care of the horses on the property. The Board asked Mr. Rouse how many horses are on site. Mr. Rouse indicated that between 15 and 25 horses reside on site.

Motion: The Board recommends approval of the verification of a “legitimacy of a farm use” for the purpose of a second tenant to occupy the existing tenant house.

Motion by: Steve Myer Second by: Scott Welsh
Decision: Unanimous Approval

V. PROGRAM POLICY

A. Field Visit Discussion

DISCUSSION: No discussion.

B. Agenda Layout Discussion

DISCUSSION: The Board was in favor of the new Agenda layout.

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. Inspection Updates

DISCUSSION: Joseph Wiley (Staff) gave an overview of status of inspections.

B. Certification Report:

DISCUSSION: Wally Lippincott (Staff) gave an overview of the Certification Report.

VIII. MISCELLANEOUS/ INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES

A. MARBIDCO

DISCUSSION: Keeve Brine (Staff) gave an overview of the MARBIDCO program.

B. Frank property

DISCUSSION: Wally Lippincott (Staff) gave an overview of the Frank property request for a Special Hearing.

IX. FUTURE MEETING DATES

The next scheduled meeting date is November 8, 2017

X. ADJOURNMENT

Motion: To Adjourn the Board meeting (@7:52 pm)

Motion by: Stephen Myer Second by: Scott Welsh
Decision: Unanimous Approval