

MEETING RECONVENED: The meeting was reconvened at 5:06 pm.

C. Wilhelmsen, Hans Jr. (03-06-09) – 13729 Jarrettsville Pike, Phoenix 57.419+/-acres

Request- Board review of request for an unrestricted lot exclusion.

DISCUSSION: The Board and staff members visited this property during the field meeting to view the location of the proposed unrestricted lot on the property. Mr. Wilhelmsen met the Board on-site and showed the Board the approximate location of the lot. Mr. Wilhelmsen explained that the three dwellings on the site have been occupied by the same tenants for the previous 20 years. Mr. Wilhelmsen stated that existing wells on the neighboring properties influenced the proposed location of the new lot. Mr. Wilhelmsen indicated that the property is grow hay. The presence of Conrad's Crab company trucks raised the board's concerns during the site visit, and therefore, are requesting clarification on this discovery.

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, Russell Berk

OTHERS PRESENT: Wally Lippincott (Staff), Joe Wiley (Staff), Keeve Brine (Staff), Vernon Hilse (landowner), Jeff Hilse (landowner), Bruce E. Doak (surveyor), Ed Covahey (attorney)

INTRODUCTION: The meeting was opened at 6:34 pm by Gail Ensor.

I. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

A. Hilse, Vernon (04-06) – 2213 Traceys Store Road, Parkton 64.921+/- acres

Request- Board review of requested support for a release of 0.7 acres.

Background: The Board previously recommended to table this issue until further notice at the March 8, 2017 board meeting due to legal uncertainties. In summary, the Hilse family is requesting the Boards review of support for a release of 0.7 acres (of which is and has never been used for agriculture) on the property located at 2213 Traceys Store Road, in Parkton. The owner of the 64 acre farm, Vernon Hilse, agrees to convey the 0.7 portion of his property under Agricultural easement to his son, Jeff Hilse. The 0.7 acre area lies to the south of the 1.4 acre lot that Jeff Hilse owns and residents on. Mr. Jeff Hilse feels that the 0.7 parcel in which he wishes to be conveyed unto him will provide a buffer area from the farming operation to his residence. (See attached map).

DISCUSSION: Wally Lippincott (Staff) gave an overview of the initial request from March 2017 and provided a review of follow-up meeting with the County attorney and land acquisition office. The County from that meeting recommended a minor lot line adjustment with the value of the land determined by appraisal for reimbursement to the County. A new proposal was presented by Bruce Doak (surveyor) and Ed Covahey (attorney) representing the Hilses and an extensive discussion ensued. The new proposal included a lot line adjustment, which in fact would be a subdivision, of the 0.7 acres from 2213 Traceys Store Road while keeping both parcels subject to the land preservation easement (while under different ownership). As incentive, Bruce Doak proposed the addition of 0.2 acres of farmable land, to the north of the 1.4 acre lot owned by Jeff Hilse, to the easement. Wally Lippincott countered with the language found in the Deed of Easement, which essentially states that subdivision shall not be granted for residential purposes. In addition, the County would not want to be responsible in track and inspect a separate small parcel under easement in that scenario.

IV. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

A. Edrich Farms Inc. – 2829B Offutt Road, Randallstown 192 +/- acres

Request- Board Review and Recommendation for a Tenant House replacement.

Background: Edrich Farms Inc. is requesting the approval of a Tenant House replacement of one existing trailer with a house. The Edrich Farm operation entails, but is not limited to, soybean, hay, straw and corn crops; two lumber mills and waste recycling.

DISCUSSION: Wally Lippincott (Staff) gave an overview of the request. The Board found the request to be a legitimate farm-use.

Motion: The Board recommends to accept the replacement of one existing trailer with a house.

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

Decision: Unanimous Approval

V. MISCELLANEOUS/ INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES

A. MALPF FY19 APPLICATION ANNOUNCEMENT/DISCUSSION

B. MALPF FY17 INFORMATION ON EASEMENT OFFERS AND SETTLEMENTS

VI. FUTURE MEETING DATES

The next scheduled meeting date is February 14, 2018.

VII. ADJOURNMENT

Motion: To Adjourn the Board meeting (@ 7:44pm)

Motion by: Scott Welsh **Second by:** Steve Myer

Decision: Unanimous Approval