



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, Director
Department of Planning

Baltimore County Agriculture Advisory Board
Meeting Minutes

**MEETING: July 10, 2019 at 5:30 pm at the Baltimore County Center for Maryland Agriculture,
1114 Shawan Road, Cockeysville, MD 21030.**

Attendees:

Board Members Present: Gail Ensor, John Merryman, Steve Myer, Scott Welsh

Board Members Absent: Russell Berk

Staff: Kaylee Justice, Joe Wiley

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

- A. Approval of Minutes of: **May 30, 2019 – Motion: Steve Myer, Second: John Merryman, Approved**
- B. Addition or Deletion of Agenda Items: **None**

II. MALPF EASEMENT LANDOWNER REQUESTS/ISSUES

A. Schaffer, Herb (MALPF #03-13-09) 17731 Backbone Road, Parkton, MD 84.6 acres

REQUEST:- Mr. Schaffer, contract purchaser, is requesting approval for the location of a second dwelling on the property.

BACKGROUND: The MALPF easement allows for an unrestricted lot right that runs with the land. As contract purchaser Mr. Schaffer would have the right to subdivide a lot from the easement. Mr. Schaffer does not plan to subdivide a lot if he buys the property. He would like to keep both houses on the property. He intends to come back and request approval of the existing house as a tenant house. At this time he is requesting Board review and consideration of the location of the future main dwelling. Mr. Schaffer plans to have a working farm with crops and livestock

DISCUSSION:. Question about the access to the proposed building lot location. Board did not see any impact on the agricultural capability of the farm from the proposed house location but expressed concerns whether the operation would justify a tenant. Does not justify one now. Ann Jones indicated she is familiar with the property and it was her opinion that it made sense for a second dwelling on the property.

MOTION:

Motion by: John Merryman

Second by: Steve Myer

Decision: Unanimous Approval

B. MALPF FY20 Easement Cycle. Withheld Acreage Requests.

a. Bressler – withheld acreage request

Motion to approve: Steve Myer Second: Scott Welsh Approved

b. London – withheld acreage request

Motion to approve: Steve Myer Second Scott Welsh Approved

c. Pieper – withheld acreage request

Motion to approve: Steve Myer Second John Merryman Approved

d. RMP – withheld acreage request

Motion to approve: Steve Myer Second Scott Welsh Approved

e. Campbell – 4 acre permitted use envelope

Motion to approve: John Merryman Second Steve Myer Approved

III. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

Hilse, Vernon (BC# 04-06) 2213 Traceys Store Road, Parkton, MD 64.92 acres

Request: Mr. Hilse is requesting approval of a minor lot line adjustment to the Deed of Conservation Easement for a change in the lot lines of his daughter's child lot. The request will add the land with a frame barn and above ground storage tanks back into the easement and provide for a larger septic reserve to the rear of the house. The acreage that will come out of easement is to the rear of the house and will be taken out of cultivation.

DISCUSSION: Review of the request.

MOTION:

Motion by: Steve Myer

Second by: John Merryman

Decision: Unanimous Approval

IV. BALTIMORE COUNTY PERMITS & DEVELOPMENT APPLICANTS

Barbara Larrabee, Woodside Farms, LLC (MET Easement) 15438 Duncan Hill Road, Sparks, MD 36.7 acres

REQUEST: Ms. Larrabee is requesting the Board's consideration and recommendation to designate the existing single-family dwelling on the property a tenant house so that a new main dwelling can be built on the property.

BACKGROUND: The Larrabee's currently have 4 horses, 2 heifers and 16 laying hens on the farm. In addition to the livestock, the tenant will be tending the pastures, fencing, and maintenance of the structures. They are applying for State permits for a boarding facility. A resume was provided for the proposed tenant, Jamie Kashima, who will expand the boarding and training facility. The property was in dilapidated condition when Ms. Larrabee purchased the farm. They have improved the pastures, repaired the structures, and replaced the fencing. (see request letter).

DISCUSSION: Board discussed the request and the limited pastures that will require them to buy hay. Plan is to have 10 horses on the farm and will need all the pasture they have for that number.

MOTION:

Motion by: Steve Myer

Second by: Scott Welsh

Decision: Unanimous Approval

V. PROGRAM POLICY

No items.

VI. OLD BUSINESS – Updates:

No. items

VII. STATUS OF EASEMENT TRANSACTIONS/ INSPECTIONS/ UPDATES

No. items

VIII. MISCELLANEOUS/ INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES

IX. FUTURE MEETING DATES; TBD

X. ADJOURNMENT: 6:05 pm

Motion: John Merryman

Second: Scott Welsh

Motion passed.