



JOHN A. OLSZEWSKI, JR.  
County Executive

C. PETE GUTWALD, Director  
Department of Planning

Baltimore County Agriculture Advisory Board  
Meeting Minutes

**MEETING: September 18, 2019 at 5:00 p.m. at the Baltimore County Center for Maryland Agriculture,  
1114 Shawan Road, Cockeysville, MD 21030.**

**Attendees:**

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

**Board Members Absent:** Russell Berk

**Staff:** Wally Lippincott, Joseph Wiley, Megan Benjamin

**Others Present:** Ann Jones (ex-officio)

**Gail Ensor called the meeting to order at 5:09 pm**

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

- A. Approval of Minutes of: **July 10, 2019 minutes will be presented for approval at the next meeting.**
- B. Addition or Deletion of Agenda Items: **none**

**II. MALPF EASEMENT LANDOWNER REQUESTS/ISSUES**

**A. Harrison (MALPF #3-96-17E)- 3018 Black Rock Road, 175.97 +/- acres.**

**Request-** Request and recommendation of the restrictive covenant agreement entered into April 12, 2018 by Willowdale Farm Associates, Farmacy Cultivated Craft, LLC and The Valleys Planning Council, Inc.

**Background:** Justin Harrison on behalf of Farmacy Brewery is requesting approval of the restrictive covenants on the MALPF easement. MALPF approved the request for the brewery on March 19, 2016 subject to several conditions. The County approved the Special Exception Request on April 16, 2018. Farmacy entered into negotiations with the neighboring community association, the Valleys Planning Council, regarding their concerns for the brewery. The outcome of those negotiations was an agreement by Farmacy to place restrictive covenants over the MALPF easement that restricted the brewery use.

The restrictions include:

Capacity of Brewery limited to 50 guests

Hours of Operations: tasting and sampling limited to Fridays and Saturdays 12 pm to 8 pm and on Sundays 12 pm to 6 pm. Reservations, walk-ins are addressed. Sale/pick up is permitted Monday through Sunday.

Weddings-none

Catered events only for private events of family

Events: promotional as permitted by Class 8 license (and subject to other limitations of covenants)

Outdoor Music: no live or amplified music outside the building

Expansion: shall be limited to the existing barn building and surrounding grounds

Others: signage, water use, cleaning, licensing, duration of covenant

**DISCUSSION:** Wally Lippincott gave an overview of the request. There was some concern expressed by Board members that the restrictions could impact the viability of the brewery.

**Motion:** The Board recommends approval recommendation of the restrictive covenant agreement entered into April 12, 2019 by Willowdale Farm Associates, Farmacy Cultivated Craft, LLC and The Valleys Planning Council, Inc.

**Motion by: John Merryman**

**Second by: Scott Welsh**

**Decision: Unanimous Approval**

### **III. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES**

**No items.**

### **IV. STATUS OF EASEMENT TRANSACTIONS/INSPECTIONS/UPDATES**

#### **A. Proposed FY 21 LESA Changes**

**DISCUSSION:** Wally Lippincott and the Board went over the LESA Ranking Criteria sheet and discussed potential changes. Staff will further refine the criteria and test the scoring by ranking the last two years of projects. The refined LESA will be brought back to the Board, with the testing data, for review and approval.

#### **B. Review Potential New Ag Board Members**

**DISCUSSION:** The Board has two vacancies to fill. A list of potential board members was distributed. The list included names of people who had been suggested primarily by Board members and staff. The need for diversity of members and geography was discussed. Gail Ensor volunteered to talk with one of the people suggested on the list. Staff will reach out to the others to determine whether they would be interested and able to commit to the responsibilities. A refined list of interested parties will be forwarded to the Board for further consideration.

### **V. FUTURE MEETING DATES**

October 9<sup>th</sup> 6:30 pm.

### **VI. ADJOURNMENT 6:03 pm**

**Motion: Scott Welsh**

**Second: Steve Myer**

**Motion passed.**