



JOHN A. OLSZEWSKI, JR.  
County Executive

STEPHEN LAFFERTY, Director  
Department of Planning

Baltimore County Agriculture Advisory Board  
Meeting Agenda

**MEETING: March 9, 2022 Board Meeting – 6:30 PM @ Webex Virtual Meeting**

**Attendees:**

**Board Members Present:** John Merryman, Steve Myer, Holly Gilmore, Brenda Strohmer

**Staff:** Joseph Wiley, Megan Benjamin, David Birkenthal

**Others:** Jim Ensor (ex-officio, Soil and Water Conservation District), Ann Jones (ex officio, Baltimore County Land Trust Alliance), Matthew Peters

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

**A. Approval of Minutes of: February 9, 2022**

Motion: To approve the minutes of February 9, 2022

**Motioned by:** Steve Myer

**Seconded by:** Holly Gilmore

**Decision:** Unanimous Approval

**B. Addition or Deletion of Agenda Items.**

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

**A. Peters, Matthew L.– 15625 Yeoho Rd, Sparks – 112.755 ac – RC-2**

**Request:** 1) Retroactive approval for an overlay easement for driveway access, utilities access, and an encroachment of a shed for an adjacent parcel & 2) Retroactive approval for solar panels on an adjacent parcel

**Background:** Florence N. Peters, Craig Peters and William A. Peters were the original grantors of the Deed of Easement, established in 2005, partially funded with federal funds through the Farm and Ranchland Protection Program (FRPP). There was one pre-existing dwelling and there are no previous requests. Craig's nephew, Matthew L. Peters, is the current easement owner.

Request 1) A Declaration of Private Access, Maintenance and Utility Easement dated April 17, 2020, in Liber 43031 Folio 92 was recorded without prior Foundation approval. In the aforementioned deed, Matthew L. Peters and Mary Jane Peters Family Trust a granted the following rights to benefit parcel 256 (15619 Yeoho Road), Craig Peter's residential lot adjacent to the MALPF easement: (1) ingress and egress for access; (2) utilities access; and (3) permission of an existing shed that encroaches 2-3 feet onto the MALPF easement property to remain, terminating this right upon removal of the shed.. The Peters family is seeking retroactive approval of the overlay easement. The location of the access lane borders the north side of the parcel boundary and the western corner of the easement boundary.

Request 2) Approximately five years ago, while Craig Peters was the owner of the easement property as well as the adjacent residential parcel, he had a solar panel installed to provide energy to the house on the adjacent parcel. Mr. Peters did not request approval for the installation of the solar panel at that time, as the panel is located on easement land. Mr. Matthew Peters, the current owner of the easement property, is requesting retroactive approval of the solar panel installation.

Under the Alternative Energy Policy On-Farm Uses, approved in November 2021, “Permitted On-Site Uses” means residential and agricultural uses on the Easement Property and/or any Landowner’s Additional Properties. The current retroactive request falls under a “Tier 1” request but requires Board approval because the energy generated will benefit (at the time the panels were established) an “Additional Property”.

Discussion: Joe Wiley (staff) provided background to the board. Matthew Peters thanked the Board for consideration of the requests. John Merryman inquired as to whether the separate requests should receive separate motions to approve. Staff recommended that the Board use separate motions for each request.

Motion: Retroactive approval for an overlay easement for access to adjacent property

**Motioned by:** Steve Myer                      **Seconded by:** Holly Gilmore

**Decision:** Unanimous Approval

Motion: Retroactive approval for solar panels benefitting the adjacent property.

**Motioned by:** Steve Myer                      **Seconded by:** Holly Gilmore

**Decision:** Unanimous Approval

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

N/A

### IV. BALTIMORE COUNTY PERMITS & DEVELOPMENT APPLICANTS

N/A

### V. STATUS OF EASEMENT TRANSACTIONS/ INSPECTIONS/ UPDATES

**Megan Benjamin (staff) informed the board of completed baseline reports and upcoming field visits to produce other baseline reports for FY21 cycle easement. MALPF FY22 cycle offers will be sent out soon. MALPF FY23 cycle applications are currently available, and the deadline is April 29<sup>th</sup>. Staff intends to complete a large number of monitoring site visits this spring.**

### VI. MISCELLANEOUS/ INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES

**Megan Benjamin (staff) informed the Board that they each should have received their financial disclosure forms, and requested that they return these promptly. Further, Board members should have received an email regarding their annual ethics training, which will be an online video this year, rather than a course completed during a regular meeting. Board members were reminded of the Agricultural listening session hosted by the County executive on March 19.**

**Board was informed that public meetings are beginning to return to in-person meetings, and the Board decided that their April 2022 meeting would be held in-person at the Ag Center.**

### VII. FUTURE MEETING DATES

Next Meeting: April 13, 2022

### VIII. ADJOURNMENT