



JOHN A. OLSZEWSKI, JR.
County Executive

STEPHENLAFFERTY, Director
Department of Planning

Baltimore County Agriculture Advisory Board
Meeting Agenda

MEETING: June 8, 2022 Board Meeting – 6:30 PM @ The Baltimore County Center for Maryland Agriculture, 1114 Shawan Road, Cockeysville, MD 21030.

Attendees:

Board Members Present: John Merryman, Steve Myer, Scott Welsh, Brenda Strohmer

Staff: Megan Benjamin, Joe Wiley

Others: Ann Jones (ex officio, Baltimore County Land Trust Alliance) Erica Crowl (ex officio, UMD Extension), Jim Ensor (ex officio, Soil Conservation), Eric Hines (NRCS)

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

A. Approval of Minutes of: May 11, 2022

Motion: To approve the minutes of May 11, 2022

Motioned by: Steve Myer

Seconded by: Scott Welsh

Decision: Unanimous Approval

B. Approval of Minutes of: June 6, 2022

Motion: To approve the minutes of June 6, 2022

Motioned by: Steve Myer

Seconded by: Scott Welsh

Decision: Unanimous Approval

C. Addition or Deletion of Agenda Items.

Megan Benjamin informed the Board that they would also consider a request for approval of a tenant house at 21128 Lentz Road in coordination with the applicant's FY23 MALPF application.

II. MALPF EASEMENT LANDOWNER REQUESTS/ISSUES

A. Corbett Farms, LLC – 2315 Corbett Rd, Monkton – 121.436 ac – (MALPF# 03-90-28BCE)

Request: Recommendation of approval of relocation of main dwelling

Background: The landowner is seeking approval of the relocation of the approved location for the dwelling for the farm. The proposal is to move the approved location away from the farmstead area to the corner of the field which fronts Carroll Road. The proposed site is located near the edge of the existing field so as to minimize impact to the agricultural use of the property. Access to the house would be from Carroll Road.

The property has 92% qualifying soils so the property will continue to meet soils requirements with the relocation of the lot.

In 1998, the landowner requested permission to relocate 1 acre surrounding a pre-existing dwelling and to construct a replacement dwelling in a new location. The request was approved with a number of conditions. Included in these provisions was the need for additional review for alterations to the approved relocation plan, and the demolition of the existing structure, elimination of the on-site barn apartment. The barn apartment is still existing on the property, but not currently occupied according to the landowner's representative.

Discussion: Megan Benjamin provided background to the Board. Chris Mudd, representative of the applicant, informed the Board of the proposed access route to the proposed residential structure and the desire to remove the residential structure from the center of the portion of the property viable for agricultural use. Steve Myer noted that this justification made sense to him.

Motion: To recommend approval of the relocation of the main dwelling
Motioned by: Steve Myer Seconded by: Scott Welsh
Decision: Unanimous Approval

III. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

A. Frank, Raymond & Sandra – 2800 Monkton Road, Monkton - 92 +/- ac - (BC 02-20)

Request: Board review & approval of proposed event and event parking.

Background: This property is subject to County Ag Easement recorded in County land records (Liber 16540/ Page 550).

The Franks are requesting review of planned event. For the temporary event, the Frank's are requesting a parking area of approximately 4 acres, which under the Guidelines would qualify this as a Tier 2 Ag-related event and thus requires Ag Board approval since the requested parking is greater than 2 acres (see Section B.14. page 8 of Guidelines, attached). In addition, any event must be farm or forest related (see Section B, page 8).

The number, frequency and scale of events are as limited by the Maryland Brewery License and the Special Exception Order 2017-0327-X) and are to be consistent with the scale of the brewery operation and the area's rural character.

If impacted, any farm or forested area must be maintained or restored to its original condition.

The Board is asked to review the event to confirm it is farm or forest related and to review the requested parking area for the event scheduled for June 17, 18, 19.

Discussion: Joe Wiley provided background to the Board. John Merryman noted that this request was similar to those that have previously come before the board.

Motion: To allow the extra parking, as per the deed of easement, for the special event (as indicated in yellow on the map provided by staff)

Motioned by: Steve Myer Seconded by: Brenda Strohmer
Decision: Unanimous Approval (Scott Welsh recused himself)

IV. BALTIMORE COUNTY PERMITS & DEVELOPMENT APPLICANTS

A. Cragey, Garcia St Christopher – 5916 Deer Park Road, Reisterstown – 6.72 ac – RC-4

Request: Recommendation as a Reduced Acreage Farm

packing, storing, financing, managing, marketing or distributing, provided that any such activity shall be secondary to the principal agricultural operations.

Discussion: Megan Benjamin provided background to the Board. The applicant informed the Board that she had purchased the property last year after operating an adjacent property with an agricultural operation. The applicant noted that the development of the agricultural operation has occurred in coordination with UMD Extension and provides agricultural tourism and education for children, in addition to assistance to children competing in local agricultural competitions. Steve Myer noted that the property appears to be in good order. John Merryman inquired as to whether the applicant plans to sell anything that is grown or raised on the property. The applicant informed the Board that they have sold pumpkins previously and will likely sell other produce in the future. John Merryman inquired as to whether the applicant intended to construct any additional agricultural structures on the property. The applicant informed the board that they are considering the addition of storage structures and additional shelter structures. John Merryman noted his support for his request.

Motion: To recommend of legitimacy of farm use.

Motioned by: Brenda Strohmer Seconded by: Steve Myer

Decision: Unanimous Approval

C. Scott Wilson & Sharon Clabaugh, Co-Trustees– 21128 Lentz Road, Parkton, 136.86+/- acres

Request: Board review & approval of designation of existing tenant house for purposes of FY23 MALPF Cycle

Background: The owners of the property at 21128 Lentz Road have applied for the MALPF FY23 cycle and the County Agricultural Preservation Program. In the application process, they are seeking the Board's designation of an existing house on the property as a farm tenant house. The attached application states provides more detail on the tenant's role in the operation and maintenance of the farm.

Discussion: Megan Benjamin provided background to the Board. Scott Welsh noted that the property is no longer a dairy. John Merryman inquired as to whether those living in the tenant house are farming the land. Megan Benjamin informed the Board that while the farm operation is officially leased out, those in the tenant house perform caretaker roles at the property. Megan Benjamin informed the Board that a residential structure that appears to be on the property is not actually on the property, according to the landowners and a survey will likely been needed if an easement offer is ultimately made. Brenda Strohmer inquired as to the reason for the request. Megan Benjamin informed the Board that the confirmation of a tenant dwelling means the residential structure allows for a sale of the development right during the FY23 MALPF Cycle. John Merryman confirmed that the approval of the tenant house would not reduce the applicant's sellable development rights.

Motion: To approve the designation of existing tenant house for purposes of FY23 MALPF Cycle

Motioned by: Steve Myer Seconded by: Brenda Strohmer

Decision: Unanimous Approval

V. STATUS OF EASEMENT TRANSACTIONS/ INSPECTIONS/ UPDATES

Megan Benjamin informed the Board that Joe Wiley has been conducting easement inspections and will continue to do so through the summer.

VI. MISCELLANEOUS/ INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES

VII. FUTURE MEETING DATES

Next Meeting: July 13, 2022

VIII. CLOSED MEETING TO CONSIDER PROPERTIES APPLYING FOR FY23 MALPF CYCLE AND

COUNTY PROGRAM

The meeting was closed at 7:16 PM to discuss the ranking of the FY23 MALPF Applications.

IX. ADJOURNMENT