



JOHN A. OLSZEWSKI, JR.  
County Executive

STEPHEN LAFFERTY, Director  
Department of Planning

Baltimore County Agriculture Advisory Board  
Meeting Agenda

**MEETING: September 14, 2022 Board Meeting – 6:30 PM @ The Baltimore County Center for Maryland Agriculture, 1114 Shawan Road, Cockeysville, MD 21030.**

**Attendees:**

**Board Members Present:** Steve Myer, Scott Welsh, Holly Gilmore

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

**Others:** Janon & Michael Fisher, Ned Halle, Larry & Deborah Wisner, William Hach

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

A. Approval of Minutes of: July 13, 2022

**Motion:** To approve the minutes of July 13, 2022

Motioned by: Scott Welsh

Seconded by: Holly Gilmore

Decision: Unanimous Approval

B. Addition or Deletion of Agenda Items.

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

A. Fisher, Janon & Michael – 20224 Valley Mill Rd – 31.88 ac – (MALPF # 03-06-13)

**Request:** 1) Approval of release of an unrestricted lot 2) Recommendation of approval as general Exemption for Agricultural Purposes

**Background:** The Fisher family is requesting the release of their reserved unrestricted lot right. The location of the proposed lot is right next to 1027 Bentley Road. The location was chosen to comply with location guidelines to minimize impact on the agricultural operation as well as provide direct road frontage access. The lot release allows 1 acre and up to 2 acres, if needed. There are 78% qualifying remaining on the farm.

Review Guidelines

A. Impact on agriculture and forestry operations:

1. Current -operations and designation (both MALPF & County) of existing residential units;
2. Future -operations and residential units

B. Options for geographical location (in priority order from most to least desirable):

1. Along public roadway and (if they exist) clustered with other dwellings;
2. Along boundary lines, natural boundaries, or the edge of tillable land, and clustered with other dwellings (if they exist);
3. Clustered with farmstead dwellings and buildings
4. Other

C. Options for Access (in priority order from most to least desirable):

1. Direct road frontage access from public roadway;
2. Use of an existing access, e.g., farm lane or right-of-way. If other dwellings exist, access should be on a shared drive if feasible;
3. Along property boundary lines, natural boundaries, or the edge of tillable land. If other dwellings exist, access should be on a shared drive if feasible.

**Discussion:** Joe Wiley presented background to the Board. Scott Welsh inquired as to whether the proposed location was the best place for the lot. Megan Benjamin informed the Board that the staff opinion was that the location was the best choice due to the proximity to the road and other nearby lots and that the staff recommendation was for approval of the request.

**Motion:** To approve the release of an unrestricted lot up to 2 acres if needed and recommend approval as a general Exemption for Agricultural Purposes

Motioned by: Scott Welsh

Seconded by: Holly Gilmore

Decision: Unanimous Approval

**B. Wisner Farms, Inc.- 4019 Mt. Zion Road - 180.7 ac — (MALPF # 03-87-24c)**

**Request:** To relinquish the child lot of Larry Wisner and reunite the lot back into the farm as a General Exemption for Agricultural Purposes.

**Background:** The easement on this property was established in 1999. Two child's lots were released for Michael and Larry Wisner in 2001. Larry Wisner no longer plans to utilize the lot and wishes to relinquish the child's lot that was released from the farm.

As a condition for repayment to Wisner Farm, Inc, MALPF requires that the lot be reunited with the larger farm parcel. In order to accomplish this action, the proposal needs to go through the County development review process. The landowners are seeking a recommendation from the Board for this to be consider a General Exemption for Agricultural Purposes.

**Discussion:** Megan Benjamin provided background to the Board. A representative for the applicant informed the Board that the request was made due to County regulations requiring fees and engineering/surveying documentation for a reunification of lots without a general exemption.

**Motion:** Recommendation of approval for relinquishment of and repayment for the Child's lot of Larry Wisner and to recommend the reunification of the lot back into the farm as a General Exemption for Agricultural Purposes

Motioned by: Steve Myer

Seconded by: Scott Welsh

Decision: Unanimous Approval

**III. BALTIMORE COUNTY PERMITS & DEVELOPMENT APPLICANTS**

**A. Hach, William (9221 Philadelphia Road LLC)- Fillston Farms – 1716 Glencoe Road**

**Request:** Designation of Legitimacy of Agricultural Use for construction of a concrete barn

**Background:** The Hach property is 8 lots in Sparks located on Glencoe Road. The properties are zoned RC-2 and RC-8.

The property is a working hay production operation. The applicant, Bill Hach, has provided the Board with pictures of agricultural tools and implements on the farm to demonstrate the agricultural usage of the property. The applicant acquired 185 acres of the property 3 years ago.

The applicant has been working with the Soil Conservation District for the last 3 years to develop an appropriate plan regarding farming operation on the newly acquired 185 acres of land.

The structure is 13,000 SF storage and distribution structure for hay and farm equipment storage. The structure will be able to accommodate the 42,000 bales of hay that need to be stored on the property. The structure is currently under construction.

The applicant has requested an agricultural use designation for the structure in response to a zoning complaint filed regarding the required grading on the site. The Soil Conservation District has requested review of the structure in order to confirm the agricultural use for such structure.

**Discussion:** David Birkenthal provided background to the Board. The applicant informed the Board that the building was constructed with concrete due to his professional experience in the concrete industry and as a structural engineer. Scott Welsh inquired as to the location of the proposed structure. The applicant informed the Board of the location of the proposed structure on recently purchased agricultural property and of the current usage of the property for hay and leased farming. Joe Wiley informed the Board that the applicant is coordinating the plan for his agricultural operation with UMD Extension. Steve Myer noted the quality of the applicant's submitted documentation. Holly Gilmore noted her familiarity with the agricultural operation on the property. Steve Myer noted the need for hay production in Central Maryland. The applicant informed the Board of his intention to use the proposed structure to support his expansion of his hay production agricultural operation.

**Motion:** Recommendation of approval for the designation of Legitimacy of Agricultural Use for construction of a concrete barn

Motioned by: Holly Gilmore

Seconded by: Scott Welsh

Decision: Unanimous Approval

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

Megan Benjamin informed the Board that County Rural Legacy Easements are closing or have recently closed. David Birkenthal informed the Board that staff have completed County Easement inspections for the year. Joe informed the Board that all MALPF Easement Inspection Forms for the year have been provided to MALPF.

#### **V. MISCELLANEOUS/ INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES**

#### **VI. FUTURE MEETING DATES**

Next Meeting: October 12, 2022

#### **VII. ADJOURNMENT: 8:05 PM**