

Agricultural Preservation Advisory Board

Regular Meeting Minutes

June 14, 2022

7:00 p.m.

Attendance: John Fendrick, Margaret Giblin, Chuck Gingrich, Michael Jamison

Staff: Mike Scheffel

Guests:

The meeting was called to order at 7:01 pm.

1. Approval of May meeting minutes

Fendrick made a motion to approve the May meeting minutes as presented, Giblin seconded, motion passed.

2. AEP Easement Program

- a. There were no formal items, Scheffel informed the Board he would be inspecting some of the older easements this year.

3. Maryland Agricultural Land Preservation Foundation

a. FY23 Applicant Discussion

Scheffel talked about the two applicants for FY23. After sharing details about each property and what the applicant was asking for, the Board placed top priority on the Sharon Burdette application, the Nellie Hanagan application was second priority.

b. Follow up on Bernie Mihm

Scheffel informed the Board MALPF had retroactively approved Mr. Mihm's accessory solar installation. After Mr. Mihm received the approval, he asked if he could construct more solar panels to generate more power for his property. Scheffel said even though the County's zoning law allows for up to 200% generation of on-site energy demand, the Foundation's regulations cap generation at 150%.

4. RLP Easement Program

a. FY22 Grant Agreement

Scheffel received title reports and other due diligence documents for the easements and has drafted the RLP easements, TDR easements and deed of transfers.

c. FY 23 ready to go projects

Scheffel reviewed the two properties on the FY23 application. As was discussed at time of application, the Board does not want to limit what DNR could potentially allocate for grant funding. Both properties are ready to go, if funded the Board will focus on using the funds to purchase an easement on the UPRRW RLA property and if possible, find a way to combine local and state funds to purchase an easement on the MMM RLA property.

d. Inspections

Scheffel inspected Poplar Spring Animal Sanctuary and the Potomac Hunt Club, no issues were found.

5. Legislative activities

a. OLO Report on TDRs/BLTs

Scheffel reviewed what had been covered in the previous meetings – mainly the group settled on a remaining supply of TDR number, approximately 4,000, and no new receiving zones for TDRs or BLTs had been created since 2010. The next meeting will be discussing the demand side of the equation and will show how MNCPPC has deemphasized the use of both BLTs and TDRs.

e. [Bill 13-22](#) – Comprehensive Building Decarbonization

This bill is a next step in the progression from the Building Energy Performance Standards bill (bill 16-21). Bill 13-22 will require all new building construction and major renovations to be all electric, meaning no combustion of fuel for building needs. The Board discussed how we need to ensure ag buildings are exempted including grain bins/driers, green houses, aquaponic operations, and livestock buildings. The board asked Scheffel to draft a letter to send to the CE and County Council on this bill.

6. Other business

- a. MALPF staff/board meeting at Rockhill – June 10th

Scheffel and Fendrick disused the event, both felt it was a worthwhile meeting to have staff and board members on the farm to talk. There was a good exchange of ideas and the MALPF staff was open to listening to John.

- b. July Meeting – Cancel?

Scheffel asked if the Board would like to cancel the July meeting, it is a busy month for travel and farming, at this point Scheffel said he does not believe there will be any urgent item requiring Board action in July. The Board agreed to cancel the July meeting and meet again in August.

Meeting adjourned at 7:50 pm.