

**Agricultural Land Preservation Advisory Board
Carroll County, Maryland
Official Minutes
February 12, 2025**

The Carroll County Agricultural Land Preservation Advisory Board met on Wednesday, February 12, 2025, at 11:00 a.m. The following board members were present: Tom Irwin, Chair, Mark Savage, Vice Chair, Alice Altstatt, Phil Snader, Stan Pennington, Alternate, J. P. Smith, Jr., Program Manager, Jackie Roque, Preservation Specialist, Donna L. Black, Office Technician, of the Agricultural Land Preservation Office and Christopher Heyn, P. E. Director of the Department of Planning and Land Management. Others in attendance Jamie Weaver, Forest Conservation Board representative Greg Dell was absent.

Notice of this meeting was posted electronically on the County's website.

Call to Order: Tom Irwin, Chair, called the meeting to order at 11:00 a.m.

Approval of Minutes - meeting minutes of January 8, 2025: Alice Altstatt made the motion to approve the minutes as written. The motion was seconded by Mark Savage, motion carried unanimously.

Request to discuss the interpretation of MALPF Easement document, Ralph Robertson, 1420 Old New Windsor Pike, Westminster, MALPF Easements. Ralph cancelled the request to appear before the Advisory board.

Request for a designated permitted use envelope for an Amish School House, John Fisher, 2444 Old Bachmans Valley Road, MALPF Easement. JP explained the request to the Board and showed the location for the new schoolhouse. There were questions about the privy and proximity to the stream and how the waste is contained in a holding tank. There was a question about building the school and not having a lot right or building right to do so. For Zoning Schools are now considered a conditional use and must go before the Board of Zoning Appeals for approval. Schools are considered commercial use and are not allowed on an Agriculture Easement property. This board previously denied this request for another property. MALPF permits this use and has the final decision for approval or denial. The motion to deny the request was made by Phil Snader. The motion was seconded by Alice Altstatt, motion carried unanimously.

Request for child lot, Mike Tracey, 1765 Manchester Road, Manchester, MALPF Easement. JP explained the request to the Board and showed the location of the second child lot request. He also reminded the Board they previously approved a child lot request for this property. The Board questioned if this is the last lot request for this property and JP responded that Mr. Tracey now has a third child and will possibly request a third lot in the future. The motion to approve the request was made by Mark Savage. The motion was seconded by Phil Snader, motion carried unanimously.

Request to modify the original conditions associated with MALPF Ag subdivision, Henry King Amendment to Conditions for Building permit, MALPF Easement. This item was removed from the agenda, a decision for change is no longer needed.

Request to change child lot to an owner's lot, Brian and Leisa Leppo, Buckhorn Road, Sykesville, County Easement. JP explained the request to the Board and showed the location of the lot. The motion to approve the request was made by Mark Savage. The motion was seconded by Alice Altstatt, motion carried unanimously.

Request for land exchange, Greg Dell, Cranberry Meadow Farms, Sullivan Road, MALPF Easement.

JP explained the request to the Board and showed the location of the proposed land exchange. The Board questioned have we done this previously for a property or are we setting a precedence. JP recommended the request for approval. The motion to approve the request was made by Alice Altstatt . The motion was seconded by Phil Snader, motion carried unanimously.

Request to exercise the option for an unrestricted lot, Bryan and Jena Rinehart, 4107 Ruggles Road, Taneytown, MALPF Easement.

JP explained the request to the board and showed the location of the lot. This lot will be kept under two acres and JP recommended it for approval. The motion to approve the request was made by Mark Savage. The motion was seconded by Phil Snader, motion carried unanimously

Discussion of moving Ag Advisory Board meeting to the 4th Wednesday of each month. JP explained the request to the Board regarding moving the monthly meeting until the 4th Wednesday of the month. After discussion it was decided to move the meeting until the 3rd Wednesday of the month. The motion to approve the request was made by Phil Snader. The motion was seconded by Alice Altstatt, motion carried unanimously.

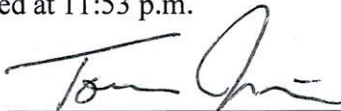
Jamie Weaver, Project Forester, Forest Conservation Board representative, Maryland Department of Natural Resources report and discussion:

JP introduced Jamie to the Board. Jamie spoke about the mission of the Carroll County Forestry Board, how the program works and what they review.

Announcements: Jackie informed the Board that the budget process will be starting in March and April.

The next meeting will be Wednesday, March 19, 2025.

Adjournment: The meeting adjourned at 11:53 p.m.

A handwritten signature in black ink, appearing to read "Tom Irwin", is written over a horizontal line.

Tom Irwin, Chair