

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
OPEN MEETING MINUTES**

**June 23, 2020**

**This meeting was held via internet and telephone conference call.**

**Trustees Participating:**

Michael Calkins, Chair  
William Allen, Vice-Chair  
Jerome Klasmeier, representing Comptroller Peter Franchot  
Joanna Kille, representing Treasurer Nancy Kopp  
Deborah Herr Cornwell, representing Secretary Robert McCord, Maryland  
Department of Planning  
Julie Oberg, representing Secretary Joseph Bartenfelder, Maryland Department  
of Agriculture  
Catherine Cosgrove  
Cricket Goodall  
Robin Kable  
James Weddle  
Joseph Wood  
J. Bruce Yerkes

**Trustees Absent:**

Elizabeth Hill

**Others Participating:**

Michelle Cable, MALPF Executive Director  
Diane Chasse, MALPF Administrator  
Chana Turner, MALPF Administrator  
Sarel Cousins, MALPF Administrator  
Amanda Massoni, MALPF Fiscal Specialist  
Kim Hoxter, MALPF Monitoring, Enforcement and Database Coordinator  
Robert Day, MALPF Office Secretary  
Justin Hayes, Assistant Attorney General, Department of Agriculture  
Patrick Martyn, Assistant Attorney General, Department of General Services  
Renee Dyson, Assistant Attorney General, Department of General Services  
Michael Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture  
Devyn King, Cecil County Program Administrator  
Jenn Wilson, Harford County Program Staff  
Mike Scheffel, Montgomery County Program Administrator  
Shannon O'Neil, Frederick County Program Staff  
Donna K. Landis-Smith, Queen Anne's County Program Administrator  
Billy Gorksi, Anne Arundel County Program Staff  
Bill Beach, DGS Appraiser  
Dave Kelleher, DGS Appraiser  
Darryl Andrews, DGS Appraiser  
Julie Enger, DGS Appraiser  
Will Lefort, DGS Appraiser

Mr. Calkins, Chair, called the meeting to order at 9:03 a.m. via internet and telephone conference call. Ms. Cable stated the names of the participants on the conference call, for the record, and asked anyone that was not named to identify themselves.



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2. File#12-91-10A Department of Natural Resources ~20.86 acres

Request - Harford County:

Request re-approval of a request to designate a one acre non-subdividable area around an existing dwelling.

Recommendation:

Staff recommends re-approval subject to recording an Overlay Easement on the 20.86 acre portion, which will describe the one-acre building envelope and extinguish the right to request termination. The Overlay Easement shall be subject to review and approval by the MALPF Assistant Attorney General.

Ms. Chasse introduced the item. Ms. Wilson was available for questions. The previous approval had expired as approvals for Corrective Easements are only valid for 3 years.

Motion #3: To re-approve the designation of a one acre non-subdividable area around an existing dwelling, incorporating Staff recommendations.

Motion: Klasmeier Second: Kille  
Status: Approved

B. BALTIMORE COUNTY

1. File #03-87-24 Wisner Farm, Inc. ~180 acres  
2. File #03-83-09 Dubel, David H. & Mary ~118 acres

Request – Baltimore County:

Two requests for 5-year extensions to the validity of the preliminary releases for family lots.

Recommendation:

Under COMAR 15.15.06.05.B.2, Staff recommends approval for the extensions.

Ms. Turner introduced the item.

Motion #4: To approve a 5-year extension to the validity of the preliminary release for Larry Wisner's child lot.

Motion: Herr-Cornwell Second: Klasmeier  
Status: Approved

Motion #5: To approve a 5-year extension to the validity of the preliminary release for Michael Dubel's child lot.

Motion: Weddle Second: Wood  
Status: Approved

C. FREDERICK COUNTY

1. File #10-02-08 Manahan, Mark & Tamara ~84.48 acres

Request – Frederick County:

Request approval of a relocation of a pre-existing dwelling.

Recommendation:

Staff recommends approval. The owners have agreed to make the relocated pre-existing dwelling non-subdividable. Approval is subject to the completion of an Amendment that will document the new location and make the house non-subdividable from the farm. The Amendment will also describe the terms and conditions of the Foundation's approval for the dwelling relocation per COMAR 15.15.04.05.

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Ms. Chasse introduced the item. Ms. O'Neil was available to address any questions. The easement has federal funding and will require federal (NRCS) approval.

Motion #6: To approve the relocation of a pre-existing dwelling, incorporating Staff recommendations.

Motion: Herr-Cornwell                      Second: Wood  
Status: Approved

2. File #10-93-01B                      Frey Family, LLC                      ~140.08 acres

Request – Frederick County:

Follow-up request regarding previously approved Stream Restoration Overlay Easement.

Recommendation:

Following its review of the recommendations of the Office of Resource Conservation, as contemplated by the initial Foundation Board approval of the Stream Restoration Overlay Easement request on May 26, 2020, Staff recommends that, as an additional condition to the Foundation Board's approval of the overlay easement, landowner enter into an Amendment to the Foundation Deed of Easement which provides that failure to comply with the recommendations from the Office of Resource Conservation will constitute a breach of the easement entitling the Foundation to pursue its remedies under the Easement.

Ms. Chasse introduced the item. Ms. O'Neil was available to address any questions.

Motion #7: To approve an additional Staff recommended condition of an Amendment to the Deed of Easement, to be included in the original approval of the Stream Restoration Overlay Easement.

Motion: Wood                                      Second: Klasmeier  
Status: Approved

D. QUEEN ANNE'S COUNTY

1. File #17-87-04                      Sultenfuss, Mark                      ~179.95 acres

Request – Queen Anne's County:

Request to approve up to a 2-acre lot from the easement for child's lot for son, Luke.

Recommendation:

Staff recommends review, due to concern about the location of the lot.

Ms. Chasse introduced the item. Ms. Landis-Smith was available for questions. The Board asked about the location of the proposed lot in respect to the physical aspects of the property, as well as whether or not the lot would be non-subdividable or a standard family lot release. Ms. Chasse and Ms. Landis-Smith stated that the lot would be fully released and allowed to be subdivided from the farm, with Ms. Landis-Smith providing clarification of the conditions of the property.

Motion #8: To approve up to a 2-acre lot from the easement as a child's lot for Luke Sultenfuss, in the location requested by the landowner.

Motion: Allen                                      Second: Kille  
Status: Approved





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**TOPICS DISCUSSED:**

- A. Approval of May 26, 2020, Closed Session Minutes
- B. Status Report of Pending Legal Issues
- C. FY 2020 Offers

Respectfully Submitted:



Michelle Cable, MALPF Executive Director