

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

May 27, 2025

This meeting was held via internet and telephone conference call.

Trustees Participating:

Cricket Goodall, Chair
Michael Calkins, representing Secretary Kevin Atticks, Maryland Department
of Agriculture
Deborah Herr Cornwell, representing Secretary Rebecca Flora, Maryland
Department of Planning
Ben Seigel, representing Comptroller Brooke E. Lierman
William Buckel
Gary Dell
Sean Hough
Jenell McHenry
Tanya Spandhla
Wayne Stafford
Joseph Wood
J. Bruce Yerkes

Trustees Absent:

None

Others Participating:

Michelle Cable, MALPF Executive Director
Chana Turner, MALPF Lead Administrator
Rama Dilip, MALPF Administrator
Beth Beales, MALPF Administrator
Erin Lueders, MALPF Administrator
Kim Hoxter, MALPF Monitoring, Enforcement and Database Coordinator
Amanda Massoni, MALPF Fiscal Specialist
Renee Dyson, Assistant Attorney General, Department of General Services
Cara Frye, Assistant Attorney General, Department of General Services
Mike Steadman, Jr., Assistant Attorney General, Maryland Department of Agriculture
Megan Benjamin, Baltimore County Program Administrator
Joe Wiley, Baltimore County Staff
Will Lefort, Department of General Services Appraiser
Kaitlin Lee, Harford County Staff
Elisa Deflaux, Talbot County Program Administrator
Joe Pippin, Queen Anne's County Staff
Lauren Longo, Howard County Staff
Catherine McCulley, Caroline County Program Administrator
Jeffrey Fretwell, MDA Director of Budget and Capital Grants
Mike Weyand, Montgomery County Program Administrator
Michael Stringer, Anne Arundel County Program Administrator
Jennifer David, Calvert County Program Administrator
Summer Roen, Calvert County Staff
Jen Wilson, Harford County Program Administrator
Shad Scarborough, Harford County Landowner
Angela Zeigler, Baltimore County Landowner
J.P. Smith, Jr., Carroll County Program Administrator
Roy Cool, Allegany County Program Administrator
Collin Harrison, Wicomico County Program Administrator
Sydney Garner, St. Mary's County Program Administrator
Lisa Ledman, St. Mary's County Staff

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Ms. Goodall, Chair, called the meeting to order at 9:04 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.

I. APPROVAL OF MINUTES

A. Approval of Open Minutes from April 22, 2025.

Motion #1: To approve minutes from April 22, 2025.

Motion: Yerkes Second: Dell
Status: Approved

II. ADDITION / DELETION OF AGENDA ITEMS

N/A

III. ANNOUNCEMENTS

Ms. Cable informed the Board that Gary Dell volunteered to serve as Vice Chair of the Board with Ms. Goodall's appointment as Chair. The Vice Chair is elected by the Board; Ms. Cable asked if there were any other volunteers, and if not, if anyone on the Board wanted to make a motion regarding the appointment of Vice Chair.

Motion #2: To approve Gary Dell as Vice Chair.

Motion: Hough Second: Herr-Cornwell
Status: Approved

Ms. Cable welcomed a new Board member, Wayne Stafford, as the MD Farm Bureau representative.

Ms. Cable shared the Board had their first field trip of the year to a Frederick County farm owned by the Rosebushs, where the Board previously approved the establishment of Rosie Cheeks Distillery on the farm. The Board and staff learned a lot about the operation of the farm, the distillery, and Frederick County policies regarding on-farm spirits.

Ms. Cable informed every one of the planned upcoming change to add a fee to access Maryland Land Records online. State and County staff will be exempt from this fee, so for any county staff online that had not received notice, she suggested they reach out to learn more about signing up for free access.

Ms. Cable asked the county staff that were on the call whether anyone had any announcements to make; there were none.

Ms. Cable asked all participants to keep themselves muted, and when unmuted, to clearly state their names before asking a question, or making a motion, etc. She reminded the Board members that when motions were made, Board members only needed to state their names if they were voting in opposition to the motion, rather than saying "aye" to vote in favor of a motion.

IV. EASEMENT AMENDMENTS

A. CARROLL COUNTY

1. 06-79-06A Cranberry Meadow Farm, Inc. ~130.23 acres

Request:

Request approval for a land exchange that will add ~.58 acres of land to the easement property from a separately owned, non-easement property, in exchange for the release of ~.47 acres of land from the easement property.

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Recommendation:

Staff recommends approval, subject to:

1. satisfaction of all applicable requirements/conditions set forth in COMAR 15.15.11.03.A and COMAR 15.15.11.03.C, which require, among other things, determination by the Department of General Services that the value of the easement will not be diminished because of the land exchange.
2. the landowner signing a letter acknowledging the conditions of approval as provided herein, and of any other conditions of approval as determined by the Foundation's Board;
3. approval by the Board of Public Works;
4. the landowner providing survey plats and legal descriptions as required by COMAR 15.15.11.05 (B)(1); and
5. the landowner entering into a corrective easement and a partial release to (a) memorialize the land exchange and (b) waive the right to request termination of the easement under Agriculture Article Section 2-514 of the Annotated Code of Maryland and recording the same in the Carroll County land records.

Ms. Dilip introduced the item. Mr. Smith was available to address the Board.

Motion #3: To approve the land exchange, incorporating staff recommendations, as presented.

Motion: Herr-Cornwell Second: Hough
Status: Approved

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|----|--------------|--------------------------------|--------------|
| 2. | 06-81-12e | Bowman, David | ~106.7 acres |
| | 06-82-13AS4e | Matthews, Kandi Jo | ~206 acres |
| | 06-83-13 | Kegel, Darlene | ~153 acres |
| | 06-83-13 | Kegel, Randolph | ~153 acres |
| | 06-83-13 | Kegel, Robert E & Jacqueline N | ~153 acres |

Request – Carroll County:

Requests for a 5-year extension to the validity of the preliminary releases for the approved family lots. If approved, these will be the third extensions for all these releases.

Recommendation:

Under COMAR 15.15.06.05.B.2., Staff recommend approval for a 5-year extension.

Ms. Dilip introduced the item. Mr. Smith was available to address the Board.

Motion #4: To approve all the Carroll County requests for 5-year extensions incorporating staff recommendations, as presented.

Motion: Yerkes Second: Hough
Status: Approved

B. QUEEN ANNE'S COUNTY

- | | | | |
|----|----------|---------------|------------|
| 1. | 17-88-07 | Willis, Linda | ~225 acres |
|----|----------|---------------|------------|

Request – Queen Anne's County:

Request for a 5-year extension to the validity of the preliminary release for the approved child's lot for daughter, Lori Willis.

Recommendation:

Under COMAR 15.15.06.05.B.2., Staff recommend approval for a 5-year extension.

Ms. Dilip introduced the item. Mr. Pippin was available to address the Board.

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Motion #5: To approve the request to approve the request for a 5-year extension incorporating staff recommendations, as presented.

Motion: Dell Second: Stafford
Status: Approved

C. HARFORD COUNTY

1. 12-95-01e Scarborough, John David (Shad) and Valerie ~100 acres

Request – Harford County:

Request approval for utilizing an existing agricultural structure for a Farm Market, including a small amount of accessory sales items.

Recommendation:

Staff recommends approval, subject to:

1. The request meeting the criteria set forth in COMAR 15.15.07.03. The approval is subject to notice to the landowners that any approvals by the Foundation for the requested activities shall not be construed as to override any local planning, zoning or other statutes and regulations affecting the property.
2. The majority of the products sold must be grown or raised on site, with the remainder of items either grown in Maryland or regionally produced.
3. The area dedicated to display/inventory of the accessory items for sale must not exceed 600 sq. ft. of the farm market and in no case shall be greater than the area used for the sale of agricultural and forestry items.
4. Parking for the farm market shall be in the designated parking area located within the withheld area.
5. The landowner signing a letter acknowledging the conditions of approval as provided herein, and of any other conditions of approval as determined by the Foundation's Board.

Ms. Dilip introduced the item. Mr. Scarborough, Ms. Wilson and Ms. Lee were available to address the Board. Ms. Dilip and Ms. Wilson provided a summary of the numerous requested and approved permitted uses activities on the easement property, as well as a general description of the activities conducted within the area withheld from the MALPF easement. Given the history of uses request, the current request and all future permitted use requests will be provided to the Board for decision.

Motion #6: To approve the request to utilize an existing agricultural structure for a Farm Market, including a small amount of accessory sales items, incorporating staff recommendations, as presented.

Motion: Herr-Cornwell Second: Yerkes
Status: Approved

2. 12-81-01A Kirkwood, Dennis & Jean ~26.37 acres

Request – Harford County:

The landowners are requesting approval to donate a previously withheld ~2.42 acres to the existing easement.

Recommendation:

Staff recommends approval.

Ms. Dilip introduced the item. Ms. Wilson and Ms. Lee were available to address the Board.

Motion #7: To approve the request to donate a previously withheld 2.42 acres to existing easement incorporating staff recommendations, as presented.

Motion: Hough Second: Dell
Status: Approved

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D. CALVERT COUNTY

1. 04-86-05 Gott, Donald T. and Gott, Galen ~85.71 acres

Request - Calvert County:

Request for a 5-year extension to the validity of the preliminary release previously approved for a child lot for Galen. If approved, this will be the third extension for this release, which expires on June 30, 2025.

Recommendation:

Under COMAR 15.15.06.05.B.2, Staff recommend approval for the extension.

Ms. Turner introduced the item. Ms. David and Ms. Roen were available to address the Board.

Motion #8: To approve the request of a 5-year extension incorporating staff recommendations, as presented.

Motion: Yerkes Second: Dell
Status: Approved

2. 04-84-02ex2 Hutchins, Mark ~53.94 acres

Request - Calvert:

Request for a 5-year extension to the validity of the preliminary release previously approved for a child lot for W. Mark Hutchins. If approved, this will be the third extension for this release, which expires on June 30, 2025.

Recommendation:

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

Ms. Turner introduced the item. Ms. David and Ms. Roen were available to address the Board.

Motion #9: To approve the request for a 5-year extension incorporating staff recommendations, as presented.

Motion: Yerkes Second: Dell
Status: Approved

E. BALTIMORE COUNTY

1. 03-83-09 Dubel, David H. and Mary ~118 acres

Request - Baltimore:

Request approval for a 5-year extension to the validity of the preliminary release for the approved child lot for Michael Dubel.

Recommendation:

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

Ms. Turner introduced the item. Ms. Benjamin and Mr. Wiley were available to address the Board.

Motion #10: To approve the request for a 5-year extension to the validity of the preliminary release for the approved child lot for Michael Dubel, incorporating staff recommendations, as presented.

Motion: Yerkes Second: Stafford
Status: Approved

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2. 03-82-07A,B Stockton Farms, LLC ~310.347 acres

Request –Baltimore County:

Request for a 5-year extension to the validity of the preliminary release previously approved for a child lot for Jocelyn Price McCausland. If approved, this will be the third extension for this release, which expires on June 30, 2025.

Recommendation:

Under COMAR 15.15.06.05.B.2., Staff recommend approval for a 5-year extension.

Ms. Turner introduced the item. Ms. Benjamin and Mr. Wiley were available to address the Board.

Motion #11: To approve the request for a 5-year extension to the validity of the preliminary release for the approved child lot for Jocelyn Price McCausland, incorporating staff recommendations, as presented.

Motion: Yerkes Second: Stafford
Status: Approved

3. 03-84-01eSUB#2 Zeigler, David and Angela ~149 acres
Buonaugurio, William and Rosario

Request –Baltimore County:

Request approval to:

1) designate a pre-existing dwelling as a tenant house, retaining all rights to the pre-existing dwelling; and

2) relocate the pre-existing dwelling using the retained pre-existing lot right, as a 1.0-acre non-subdividable building envelope.

Recommendation:

1) Staff recommend approval to designate a pre-existing dwelling as a tenant house, retaining all rights to the pre-existing dwelling subject to

a. compliance with the provisions of COMAR 15.15.03 as provided below;

b. Landowners signing and returning a copy of the approval letter that will include

- i. a statement acknowledging and agreeing that none of the current Landowners, nor any other Landowner or person other than a farm tenant in accordance with COMAR 15.15.03.03.C is permitted to reside in the tenant house; and
- ii. acknowledgement that topics relative to a future farmstand, and pursuing historical designation of the current pre-existing dwelling were not considered by the MALPF Board at this meeting and are not part of this approval

2) If Request #1 is approved, then Staff recommend approval to relocate the pre-existing dwelling to another location on the farm, as a 1.0-acre non-subdividable building envelope, using the retained pre-existing lot right, subject to Landowners signing an Amendment that will be recorded in the Baltimore County land records to memorialize that the 1.0-acre non-subdividable lot can never be release from the terms of the easement.

3) All other topics addressed in the landowner's request are not part of today's consideration.

Ms. Turner introduced the item. Ms. Benjamin, Mr. Wiley, and Mrs. Zeigler were available to address the Board.

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Motion #12: Motion to designate a pre-existing dwelling as a tenant house, retaining all associated rights to the dwelling, incorporating staff recommendations, as presented.

Motion: Stafford Second: Dell
Status: Approved

Motion #13: Motion to relocate the pre-existing dwelling right to a 1.0-acre non-subdividable building envelope, incorporating staff recommendations, as presented.

Motion: Calkins Second: Herr-Cornwell
Status: Approved

F. KENT COUNTY

1. 14-86-04 Clark, Karen Lynn ~296 acres

Request –Kent:

Request approval for an overlay easement to grant right-of-way access over the Landowner's property to the adjacent Reed farm.

Recommendation:

Staff recommend approval pursuant to COMAR 15.15.16.02 B. (11), subject to the following conditions:

1. An overlay agreement between the Landowner and her neighbors, Robin Reed May and Jonathan Reed (Reeds) acceptable to MALPF staff and the Office of the Attorney General;
2. Recording of the overlay agreement in the Kent County Land Records;
3. If approved, signing and returning a copy of a letter acknowledging and agreeing to the matters set forth herein.

Ms. Turner introduced the item to the Board and was available for questions.

Motion #14: To approve an overlay easement to grant ROW access over the Landowner's property adjacent to Reed Farm, incorporating staff recommendations, as presented.

Motion: Yerkes Second: Hough
Status: Approved

G. FREDERICK COUNTY

1. 10-87-05ex1 Harold & Ruth Lenhart ~105.54 acres

Request – Frederick County:

Request for a 5-year extension to the validity of the preliminary release previously approved for a child lot for Brenda Nowell, child of original grantor. If approved, this will be the second extension for this release, which expires on June 10, 2025.

Recommendation:

Under COMAR 15.15.06.05.B.2, Staff recommend approval for the extension with the following condition:

- Receipt of Frederick County Agricultural Board recommendation

Ms. Lueders introduced the item to the Board and was available for questions.

Motion #15: To approve the request for a 5-year extension to the validity of the preliminary release for the approved child lot for Brenda Nowell, incorporating staff recommendations, as presented.

Motion: Stafford Second: Herr-Cornwell
Status: Approved

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H. ANNE ARUNDEL COUNTY

1. 02-86-02B Perry Farm, LLC ~85 acres

Request – Anne Arundel County:

Request for a 5-year extension to the validity of the preliminary release previously approved for a child lot for Heidi Meginnis, child of original grantor. If approved, this will be the third extension for this release, which expires on June 30, 2025.

Recommendation:

Under COMAR 15.15.06.05.B.2, Staff recommend approval for the extension with the following condition:

- Receipt of Anne Arundel County Agricultural Board recommendation

Ms. Lueders introduced the item. Mr. Stringer was available to address the Board.

Motion #16: To approve the request for a 5-year extension to the validity of the preliminary release for the approved child lot for Heidi Meginnis, incorporating staff recommendations, as presented.

Motion: Herr-Cornwell Second: Dell
Status: Approved

V. NEW AGRICULTURAL PRESERVATION EASEMENT PETITIONS:

A. CARROLL COUNTY

- 06-25-02 David Swain & Grace Garst. ~49.0 acres
(includes unpaid acres)

Staff brought the application back to Board with request to withdraw application due to non-compliance of previous condition that the property would be removed from the City of Taneytown's Water and Sewer District in the spring of 2025. As this action has not been initiated, the property is currently located within the Service Area and therefore not eligible to apply to sell an easement to MALPF. The owner is able to reapply if/when the property is removed from the Service Area.

Motion #17: To withdraw the Carroll County request, as presented.

Motion: Yerkes Second: Herr-Cornwell
Status: Approved

VI. PROGRAM POLICY

A. FY25/26 Allocation of Funds Report

Ms. Cable presented the report, explaining the distribution of funds. This is the first time in a decade that MALPF combined fiscal years of funding, which Ms. Cable explained the impact. In addition, due to low State funds, MALPF is unable to provide full matching funds to all the counties that committed matching funds. Ms. Cable reviewed how the lack of State funds impacted the reduction of matching funds the Counties were allocated.

Motion #18: To approve the FY25/26 Allocation of Funds Report.

Motion: Stafford Second: Hough
Status: Approved

VII. INFORMATION AND DISCUSSION

N/A

VIII. CLOSED SESSION

Ms. Goodall asked for a motion for adjournment of the meeting to move into a closed session, pursuant to the applicable provisions of General Provisions Article Section 3-305 (b): (3) to consider

