

**Lancaster County Agricultural Preserve Board
Meeting Minutes**

April 27, 2023

Present: Mr. Roger Rohrer, Chairman
Mr. Daniel Zimmerman, Vice Chairman
Mr. Jeffrey Frey, Secretary
Mr. Jered Hess
Mr. Edward C. Goodhart III
Mr. Andrew Lehman
Mr. Gary Landis
Mr. Edward C. Goodhart III
Mr. Matthew Young

Absent: Commissioner D'Agostino
Noelle Fortna, Farmland Preservation Specialist

Staff: Mr. Matthew Knepper, Director
Mr. Kevin Baer, Farmland Preservation Specialist
Mr. Garland Treese, Farmland Preservation Specialist
Ms. June Mengel, Farmland Preservation Specialist
Mrs. Denise Alvarez, Administrative Assistant

Guests: No Guests

I. Call to Order

Mr. Rohrer called the meeting to order at 8:10 a.m.

II. Review of Mission Statement

Mr. Frey read the Mission Statement: *"To forever preserve the beautiful farmland and productive soils in Lancaster County and its agricultural heritage; and to create a healthy environment for the long-term sustainability of the agricultural economy and farming as a way of life."*

III. Announcements

A joint meeting with the Farmland Trust and the Planning Commission to wrap up and make final recommendations will be scheduled for June or July.

IV. Approval of Minutes

Motion to approve the March 23, 2023 meeting minutes, made by Mr. Daniel Zimmerman, seconded by Mr. Edward C. Goodhart III.

V. Business From Guests – None

VI. Business

A. Subdivision and Land Development

1. Agricultural Subdivision: 0230, Stephen S. and Martha S. Stoltzfus

Mr. Stoltzfus wants to split the 105.41 farm for his two sons. It meets all the requirements and subdivision guidelines. Staff recommends final approval with the standard conditions noted in the summary.

Motion to approve made by Mr. Daniel Zimmerman, seconded by Mr. Andrew Lehman. Motion carried unanimously.

2 Residential Subdivision and Dwelling: Acqs# 0046 and 0047, Quinton F. and Cheryl C. Frey

First request: 3521 Anchor Rd - 2-acre Residential subdivision including construction of a new dwelling.

Second request: 3557 Anchor Rd - 2-acre Residential subdivision with existing dwelling (mobile home).

Third request: 3557 Anchor Rd – Construction of a new residential dwelling without subdivision.

Both farms are adjacent to each other. They are both preserved by PP&L in 1986. These are older open space easements under Act 442, so they are not subject to subdivision guidelines and current state regulations about subdivision and land development. The easement document is the source of reference for what is and is not permitted.

1. 3521 Anchor Rd – Acq 0046:

The landowner is proposing a 2-acre residential subdivision including construction of a new dwelling along Anchor Road and adjacent to the existing farm lane.

Paragraph 3 of the ACE allows for dwellings to be constructed at a density not to exceed 1 dwelling per 25 acres of the original parcel. When permitted dwellings require subdivision, combined lot areas associated with dwellings shall not exceed a rate of ½ acre per 25 acres of the original parcel. Minor exceptions may be considered and are subject to approval by the Grantee in the event that these restrictions conflict with State or Local requirements.

Based on an acreage of 54.7, a total of two lots of ½ acre each may be subdivided. If the lots are combined the result would be one 1-acre lot.

Mr. Zimmerman proposed that the approval be limited to the 1-acre lot per the easement with the option to grant an exception and permit a larger lot, if it is demonstrated necessary to meet local and state requirements and does not exceed 2.0 acres.

Motion to approve 1. as proposed by Mr. Dan Zimmerman made by Mr. Matt Young, seconded by Mr. Dan Zimmerman. Motion carried unanimously.

2. 3557 Anchor Rd – Acq 0047:

The Landowner is proposing a 2-acre residential subdivision with existing dwelling (mobile home). This easement contains the same language as the previous request in reference to dwelling density. When combined the allowance would provide for a 2-acre lot based on the 93.678-acre parcel. The Board has reviewed and approved the construction of a new residential dwelling without subdivision, and a 2-acre subdivision that includes an existing residential dwelling (mobile home).

Mr. Frey commented that this is a more favorable option since it will limit the number of new dwellings and subdivisions.

3. 3557 Anchor Rd – Acq 0047:

The Landowner is proposing the construction of a new residential dwelling without subdivision. This new residential dwelling when constructed shall be considered the additional residential dwelling as permitted by the easement.

Motions to approve 2. And 3. as proposed, was made by Mr. Edward C. Goodhart III, seconded by Mr. Dan Zimmerman. Motion carried unanimously.

B. Rural Enterprise, Energy Enterprise, Solar: 0902, Michael L. and Kelly D. Casse

The owner requests to host a solar array on their poultry houses. There will be 2,460 panels placed on four poultry houses. There are currently four poultry houses on the farm. One has solar panels, which provide energy for farm operation. There is a hog barn which will be removed and replaced with an additional fifth poultry house, it will be the fourth house for hosting new panels. The footprint around the poultry houses and the existing hog house is approximately 6.4 acres, this is 11% of the preserved acreage which exceeds the 2% maximum that would be required if this were exclusively ground mounted.

This property was preserved with Penn Township and there is a Township Declaration of Restriction that states energy produced from solar panels must be used for farm operation. Penn Township gave preliminary positive feedback; however, a formal approval will be a condition.

Motion to approve the Rural Enterprise for solar panels as presented in the Board Summary and all associated exhibits including all the conditions being met made by Mr. Daniel Zimmerman, seconded by Mr. Edward C. Goodhart, III. Motion carried unanimously.

Motion to approve an out of county comparable sale in the appraisal for the Beiler property made by Mr. Jeffrey Frey, seconded by Mr. Daniel Zimmerman. Motion carried unanimously.

VII. **Adjourn Meeting adjourned at 9:00 AM**

The next scheduled meeting of the Agricultural Preserve Board

Thursday, May 25, 2023, at 8:00 a.m.
Lancaster County Public Safety Center
101 Champ Blvd. Manheim, PA 17545