



JOHN A. OLSZEWSKI, JR.
County Executive

STEVEN LAFFERTY, Director
Department of Planning

Baltimore County Agriculture Advisory Board
Meeting Minutes

MEETING: October 9, 2024 Board Meeting – 6:30 PM @ Center for Maryland Agriculture and Farm Park, 1114 Shawan Road, Cockeysville, MD 21030

Attendees:

Board Members Present: Brenda Strohmer, Scott Welsh, Joanna Winkler

Ex Officio Members Present: Jim Ensor

Staff: Megan Benjamin, Joe Wiley

Others: Riley Layman

Scott Welsh called the meeting to order at 6:33 pm

I. APPROVAL OF MINUTES/ADDITION OR DELETION OF AGENDA ITEMS

A. Approval of Minutes of: September 11, 2024

Motion: To approve the Minutes of September 11, 2024

Motioned by: Brenda Strohmer Seconded by: Joanna Winkler

Decision: Unanimous Approval

II. BALTIMORE COUNTY PERMITS & DEVELOPMENT APPLICANTS

None

III. BALTIMORE COUNTY EASEMENT/LANDOWNER REQUESTS/ ISSUES

None

IV. MALPF EASEMENT LANDOWNER REQUESTS/ISSUES

A. Ensor, Peter & Alice- 20515 West Liberty Road, White Hall – 93 +/- ac- (03-94-09AE)

Request: Review and approval of a child's lot.

Background: Peter D. Ensor and Alice Ensor are requesting a child's lot for their daughter Katherine Tracey. The location of the lot is the same location as was previously approved as a child's lot for their son in 2014/15. In that instance, the lot was fully approved and preliminarily released and then subsequently relinquished as the plans for the son changed. The preliminary release was then voided. The location is towards the edge of the property along West Liberty Road and the BGE utility line in an area selected as having the least impact on the farming of the land. It is a wooded parcel that has three of its boundaries defined by West Liberty Road, West Liberty Methodist Church and BGE in-fee strip. Given the shape of the lot and the required Zoning setback, the house could not be closer to the road than 75 feet. The grade, 100' distance required from the well, 10,000 sq foot size and shape of the lot defined the configuration of the septic and thus the depth of the lot. These factors result in the need for the lot to be 1.56 acres in size. This configuration, however, left a sliver of land between the rear and side property lines and the BGE property. In the previous review, MALPF requested this be incorporated into the lot

since it would not have any agricultural value and would be difficult to inspect if it remained under easement. This brought the size to two (2) acres.

The soils in this location are Class I and II and the property will still meet soil requirements after the exercise of this right. The property has 87% qualifying soils so the property will continue to meet soils requirements after the lot is established.

The location of the lot meets the Foundation's Lot Location Policy. The Foundation's Lot Location Policy options for geographical location (in priority order from most to least desirable) are:

1. Along public roadway and (if they exist) clustered with other dwellings;
2. Along boundary lines, natural boundaries, or the edge of tillable land, and clustered with other dwellings (if they exist)
3. Clustered with farmstead dwellings and buildings.

Environmental Impact Review reviewed the location when it was first established in 2014/15.

Discussion:

Megan presented the background information. The Board reviewed the location and information presented. Jim Ensor asked if there was an issue with clearing the woods. Megan indicated there wouldn't be an issue with the easement and would otherwise need to comply with County requirements. Environmental Impact Review was ok with the location when it was previously approved in 2014/15.

Motion: 1) Recommend approval of the Child's lot in the proposed location. 2) recommendation of the action as a General Exemption for Agricultural Purposes.

Motioned by: Scott Welsh

Seconded by: Joanna Winkler

Decision: Unanimous Approval

V. STATUS OF EASEMENT TRANSACTIONS/ INSPECTIONS/ UPDATES

VI. MISCELLANEOUS/INFORMATION/ CORRESPONDENCE/ NEWS ARTICLES

- Riley Layman was introduced as the new Director of the Baltimore County Land Trust Coalition. The Board welcomed Riley and looks forward to working with her at the Coalition.
- Megan noted that due to a reorganization with the Department of Planning, Abigail Rogers would no longer be working with the Board. Megan noted appreciation Abigail's work with the Board.
- A list of 2025 Board dates are shared with the Board.
- Several easements have recently closed including a County Ag easement from the 2022 cycle (Hackler) as well as 2 properties along Black Rock Road which are owned by the County and put into easement with Land Preservation Trust.
- The County Ag Program application deadline is Friday, October 11th. The Board will be ranking applications at the November meeting.
- 2024 County inspections should be completed by October 31st

VII. FUTURE MEETING DATES

Next Meeting: November 13, 2024

IX. ADJOURNMENT: 6:48 pm