



## FREDERICK COUNTY GOVERNMENT

### OFFICE OF AGRICULTURE Department of Agricultural Preservation

Jessica Fitzwater  
County Executive

Katie Stevens, Director  
Shannon O'Neil, Administrator

### Agricultural Preservation Advisory Board

#### Open Session Meeting

Minutes of Wednesday, April 30<sup>th</sup>, 2025

Winchester Hall - Second Floor, Winchester Room

Board Approved 6/4/2025

- I. **Call to Order:** Sandra Tucker called the meeting to order at 7:00 pm.
- II. **Attendance:** Sandy Tucker, Chair, Caroline Orlowski, Secretary, Lisa Gaver, Matt Toms, Vice Chair, Council Member Steve McKay, Liaison, Absent  
Katie Stevens, Director of Office of Ag, Shannon O'Neil, Ag Preservation Program Administrator, Beth Ahalt, Ag Preservation Program Specialist II, and Jenna Zimmerman, Ag Preservation Program Specialist I.
- III. **Approval of the Agenda:** Lisa Gaver made a motion to approve the agenda. The motion was seconded by Caroline Orlowski. The motion was approved 4-0-0-0.
- IV. **Approval of the Minutes from March 24, 2025:** Caroline Orlowski made a motion to approve the minutes from the March 24, 2025, meeting. The motion was seconded by Lisa Gaver. The motion was approved 4-0-0-0.
- V. **Reports-** No reports.
- VI. **Old Business-** No old business.
- VII. **New Business-**

- A. ***Hallein Special Occasion Event Venue Request (MALPF)-*** Staff presented a request from Carolyn Hallein to allow a special occasions/events venue on her MALPF easement. This request falls under HB 1351, to allow the use for Special Occasion/ Events Venue on MALPF easements. Before this bill was passed, no use of this nature was allowed on MALPF easements. In order for this request to be sent for additional approval to the MALPF board, the Frederick County Agricultural Preservation Advisory Board must recommend approval. One of the County requirements for approval of such a venue on a MALPF easement property is for the applicant/s to be a full- time farmer, defined as earning a majority of their income derived from farming during the past three years. Mrs. Hallein explained that she does not meet this criteria and offered an explanation. Another requirement is that the special occasion events venue will not interfere with the agricultural use of the easement. Staff expressed concern that allowing non-agricultural events would make agriculture no longer the preferred use of the barn. Mrs. Hallein explained that the income would allow her to fix up the historic barn. Ms. Gaver made a motion to deny the request of a special events venue on the Hallein MALPF property. There was no second on the motion so the motion died. Mr. Toms made a motion to recommend approval of the Hallein special occasion event venue request. Ms. Orlowski seconded the motion. The vote was a tie

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and the motion failed by a vote of 2-2-0-0. No additional motions were offered therefore the request did not receive a favorable recommendation.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker		X		
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver		X		
Position Vacant				

**B. Hallein Lot Requests (MALPF)**- Staff presented a request for the County to approve an owner's lot for Carolyn Hallein, and a child's lot for her daughter, Katrina, on her 156-acre MALPF easement. Staff feels that the proposed site options for the owner's lot and child's lot meet MALPF's guidelines. Caroline Orlowski made a motion to approve both lot requests on the Hallein MALPF easement. The motion was seconded by Matt Toms. The motion was approved 4-0-0-0.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker	X			
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				

**C. Horman Easement Amendment (Rural Legacy)**- Staff presented a recommendation of approval of an amendment to the Horman Rural Legacy Easement. The Horman's purchased 126-acres adjacent to their 104-acre Rural Legacy easement. In order to add it to their existing easement, they will extinguish 2 reserved lot rights in the existing easement. The landowner also wants to exclude 10 acres of the new property so they may establish a small business there in the future. Staff feels that the project is in line with all the goals of the Rural Legacy easement program. Lisa Gaver made a motion to approve the amendment to the Horman Rural Legacy easement. Caroline Orlowski seconded this motion. The motion was approved 4-0-0-0.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker	X			
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				



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**D. Hildebrand Farmstand Request-** Staff presented a request to place a farm stand on the Hildebrand IPP easement. The Hildebrand's currently have a beef cattle, pig and chicken operation on-site. They would like to use the farm stand to sell their homegrown meat, which is 100% grown and finished at their farm. Caroline Orlowski made a motion to approve the farm stand request on the Hildebrand IPP easement. Lisa Gaver seconded this motion. The motion was approved 4-0-0-0.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker	X			
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				

**E.. Stevens Childs Lot Request:** Staff presented a request to approve a child's lot on the Robert and George Stevens' IPP easement. The Stevens' has not requested any prior lot exclusions on their IPP easement and they are requesting a 2-acre maximum child's lot for George's daughter, Patricia Anqell. Matt Toms made a motion to approve the child's lot request on the Stevens' IPP easement. Lisa Gaver seconded this motion. The motion was approved 4-0-0-0.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker	X			
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			
Position Vacant				

**F Stowers Farm Stand Request:** Staff presented a request for approval of a farm stand on the Stowers IPP easement. The Stowers currently raise their own beef cattle, laying hens, and produce and would like to sell their products on their farm. There is currently a structure where the farmstand is being requested, but the Stowers are planning to replace it with a newer structure in the same location. Lisa Gaver made a motion to approve the Sowers farmstand request. Caroline Orlowski seconded this motion. The motion was approved 4-0-0-0.

Ag Board Members	Aye	Nay	Abstain	Absent
Sandra Tucker	X			
Matthew Toms	X			
Caroline Orlowski	X			
Lisa Gaver	X			



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### VIII. Comments and Announcements

#### a. Program Updates

- i. **MALPF**- The next MALPF deadline is April 1, 2026. Staff is still waiting for appraisals to come back. MALPF hopes to extend offers for the FY25/26 around June 2025. 165 acres will be settling soon from FY24 cycle.
- ii. **IPP**- 2 settlements coming up in mid-May; 1 farm is 108 acres and the other farm is 180 acres.
- iii. **Critical Farms**- Once appraisals are received, these appraisals will be reviewed by the Agricultural Preservation Advisory Board in closed session. We hope to review these in the May meeting.
- iv. **CREP**- 77 acre property scheduled to settle soon; projecting late May.
- v. **Next Generation**-We have two applications with Next Generation. An offer was extended to one of the applicants.
- vi. **Rural Legacy**-Horman will be settling soon; May/June timeframe. There is still no update on the proposed Carrollton Manor Rural Legacy Expansion.

#### B. Other Comments:

- i. **MPRP Proposed Transmission Line Route**- Office of Ag submitted testimony. No new updates. Carroll and Frederick County Sheriff Offices announced that they will not assist in enforcing any civil orders to force landowners to allow workers from powerline developer PSEG onto their land.
- ii. **May Ag Board Meeting**- Staff notified the Board that the next Ag Board Advisory Meeting will be held on Wednesday, May 28<sup>th</sup>, 2025 on the 1<sup>st</sup> Floor Meeting Room in Winchester Hall.

### IX. Public Comment – None.

### X. Adjournment – Lisa Gaver moved to adjourn the meeting. Caroline Orlowski seconded the motion. Meeting adjourned at 8:25pm.