



# 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 Monday, August 25, 2025

Winchester Hall – Second Floor, Hearing Room

Board Approved 9/22/2025

- I. **Call to Order:** Sandra Tucker called the meeting to order at 7:00 pm.
- II. **Attendance:** Sandra Tucker, Chair, Caroline Orlowski, Secretary, Lisa Gaver, Matt Toms, Vice Chair, Council Member Steve McKay, Liaison  
Shannon O'Neil, Ag Preservation Program Administrator, Beth Ahalt, Ag Preservation Program Specialist II, Jenna Zimmerman, Ag Preservation Program Specialist I, and Joshua Brewster, Senior Assistant County Attorney
- 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 July 30, 2025 Ag Board Meeting:** Caroline Orlowski made a motion to approve the minutes from the July 30, 2025 Ag Board meeting. The motion was seconded by Matt Toms. The motion was approved 4-0-0-0.
- V. **Reports-** No reports.
- VI. **Old Business-** No old business.
- VII. **New Business-**
  - A. **Crum Unrestricted Lot (IPP#06-07)-** Staff presented a request to approve an unrestricted lot on the Crum IPP easement. This property went under easement back in 2006 and Crum's have not requested any lots nor houses on the easement since then. Before the property went under easement, other lots have been taken off, therefore Crum's have limited options for lots. The only way to proceed is to do an Agricultural Cluster Concept plan and the lots must be clustered together and have a maximum lot size of 1.08 acres. Staff feel that the proposed location site for the unrestricted lot meets IPP guidelines and will have a minimal impact on the farm operation. Staff recommend approval of the Crum's' unrestricted lot option. Lisa Gaver made a motion to approve the un-restricted lot request on the Crum IPP property. 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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- B. **England Temporary Easement Request (IPP#08-14):** Staff presented a request to approve a temporary access and grading easement on the Eng-Land Acres, LLC property, with DRB Group Mid-Atlantic LLC. The Town of New Market's Planning and Zoning Commission has approved the adjacent parcels to Eng-Land Acres, LLC for the location of +/- 537 residential dwelling units. DRB will need a location to store trucks, materials, and other equipment, while construction occurs. In exchange, England Acres will have their land re-graded and will receive the topsoil from the construction site and fix their current slopes at no monetary cost. Within this easement contains a tree buffer requirement. Staff recommend that the County grant approval of this temporary access and grading easement as it will not have a negative impact on their farming operation. Caroline Orlowski made a motion to approve a temporary access and grading easement on the Eng-Land Acres, LLC property. 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				

- C. **Tilley Carbon Credit Agreement Request (IPP#14-14)-** Staff presented a request to approve a proposed Carbon Credit Agreement on the Tilley IPP easement. This current request is for approval for Mr. Tilley to enter into the Family Forest Carbon Credit program on approximately 64 acres out of the 187.913-acre property. This will be a temporary agreement lasting 20 years and Mr. Tilley will receive monetary benefit in exchange for agreeing to the terms of the Carbon Credit agreement. Staff feel that allowing the Carbon Credit agreement will have minimal to no impact on the agricultural operation. Lisa Gaver made a motion to approve the Carbon Credit Overlay agreement on the Tilley IPP property. Caroline Orlowski seconded the 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. **Huffer Ag Tourism Request (MALPF#10-80-07)**- Staff presented a request to retroactively approve an Agritourism use for the Huffer Family Farm easement. This property went under MALPF easement in 1984 and at the time of easement, the farm was a dairy and row crop operation. Today, Martin, David and Donna Huffer, and Martin's 2 daughters, Mandy and Jessica, operate Jumbo's pumpkin patch on the farm. The family grows and sells pumpkins, mums, straw, and corn shocks to the public. This request would fall into a category that is listed on the MALPF Land Use table. Staff feel that the Pumpkin Patch and related activities support the primary farm operation and are related to the agricultural use of the property. Caroline Orlowski made a motion to recommend retroactive approval for the agritourism operation on the Huffer Family Farm MALPF easement property. Matt Toms seconded the 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. **Grabill Stream Restoration Overlay Easement Request (MALPF#10-90-03)**: Staff presented a request to approve a stream overlap easement to KCI Technologies on the Grabill MALPF easement. The proposed overlay easement encompasses 2.583 acres of the 132.97-acre property. The entire proposed overlay easement area is forested. The underlying soil for this project area is a mix of Class II and Class IV+ soils. None of the proposed area is comprised of Prime Farmland Soils. The applicants are working to meet all of MALPF Policy requirements and given the overlay will not impact the agricultural land, staff recommend approval of the proposed stream overlay. Caroline Orlowski made a motion to approve the proposed stream overlay easement project on the Grabill MALPF property. Lisa Gaver seconded this motion. The motion passes 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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- F. **CDI Map Letter Discussion:** The Board discussed the proposed Critical Digital Infrastructure Overlay Zone. The current proposed extent under review by the Planning Commission includes land inside the Carrollton Manor Rural Legacy Area and Priority Preservation Area. The Board expressed concern about rezoning land from agriculture in these areas. The Board recommended staff compose a letter to the Planning Commission and cc the County Council. Staff and the Ag Board will review this at the next meeting.

### VIII. Comments and Announcements

#### a. Program Updates

- i. **MALPF-** Extended 5 offers for FY25. 4 out of 5 offers will go to MALPF's Board of Public Works meeting in September and one in October. FY24 is closed out. We had our last settlement in August. The next application deadline will be 4/1/2026.
- ii. **IPP-** There are 2 settlements in October. The deadline for the current IPP cycle is 9/2/2025 and staff have received 28 applications so far.
- iii. **Rural Legacy-** Recently settled on a 116-acre property on Renn/Cap Stine Road. There are a couple projects currently pending.
- iv. **CREP-** Staff continue to receive a lot of interest in this program. Surveys will be ordered in early October on a couple projects.
- v. **Critical Farms-** The Lambert's settled on the Trout Farm last month consisting of 203.94 acres. There is 1 other Critical Farms offer pending. The next cycle will be in 2027.
- vi. **Next Generation-** There is currently a project going through the works. Staff continue to receive interest in this program.

#### B. Other Comments:

- i. **MPRP Proposed Transmission Line Route-** There are no new official updates. The energy company and hundreds of landowners along the proposed route of the line are in a legal battle for the right to access properties to complete these studies. PSEG began land surveys at properties it was granted temporary access to through a court ruling.
- ii. **September Ag Board Meeting-** Staff notified the Board that the next Ag Board Advisory Meeting will be held on Monday, September 22, 2025.

### IX. Public Comment – None.

### X. Adjournment – Lisa Gaver moved to adjourn the meeting. Caroline Orlowski seconded this motion. The meeting adjourned at 8:24pm.