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**HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD (APB)  
AND STATE AGRICULTURAL PRESERVATION ADVISORY BOARD (APAB)**

**October 28, 2019**

**Attendance:**

Board Members: Mickey Day (Chair)  
Savannah Kaiss  
Cathy Hudson  
Ann Jones (Vice Chair)  
Denny Patrick  
Jamie Brown  
Abby Gibbon

Staff: James Zoller, Executive Secretary/Agricultural Coordinator (OCS)  
Joy Levy, Administrator (ALPP)  
Lisa O'Brien, Senior Assistant County Solicitor  
Matthew Hoover, Administrative Aide (OCS)

Guest: Harles Streaker  
George Streaker  
John Zerlersky  
Natalie Zeigler  
Paul (Gary) Egrie

**Action Items**

**1) Minutes from the meeting of September 23<sup>rd</sup>, 2019**

A correction was made to the date of the minutes from September 12, 2019 to September 23, 2019. Mr. Brown motioned to approve, and Ms. Jones seconded the motion. All members approved the minutes.

**2) Request for Approval, **Unrestricted Lot**, Ziegler property, HO-17-06-E, 50.1 acres, (APB)**

Ms. Levy reviewed the request for the unrestricted lot that was submitted by the Zeigler Irrevocable Trust. The proposed location of the lot is on the east side of Manor Lane. It is a 50-acre parcel that came into the program in August 2017. The Ziegler Family Irrevocable Trust is the original easement grantor and current owner. There have been no previous requests.

It is 15.514(b) of the code that gives the APB the authority to make a determination whether a lot is located to minimize disruption of any agricultural activities. Ms. Levy referred to the maps included in the Staff Report to show where the lot is sited. Staff recommends approval of the request subject to all the necessary county and state approvals and permits and doing an amended deed of easement to release the lot.

A question was asked about the location and the Board was advised they tried to get it as close to the road as they could. It was advised that the parcel has the potential for a tenant house and a main house too. Currently there is no house on the parcel.

Ms. Jones motioned to approve the request from the Ziegler Family Irrevocable Trust and Mr. Patrick seconded the motion. All members approved the request.

### **3) Request for Approval, Principal Dwelling, Egrie property, HO-00-07-PPSD, 41.5 acres, (APB)**

Ms. Levy reviewed the request for the principal dwelling from Gary and Dianne Egrie. The property is on the West Side of Mullinix Mill Road and is 41.5 acres. It came into the program in December of 2000 and it was put in by David Mullinix. Staff recommends approval of the request to locate a landowner's dwelling, subject to the condition that the applicant must obtain all appropriate county and state permits and approvals.

The location of the principal dwelling is displayed in the maps included with the Staff Report. The dwelling would be in an area up front towards Mullinix Road where there is a small section of cleared ground that is located within the Environmental Quality Incentives Program (EQIP). The EQIP program was administered by the National Resource Conservation Service (NRCS) to plant wildflowers. The project was funded by the Egries and NRCS. They are in the third year of a five-year contract with NRCS.

The proposed principal dwelling is sited close to the road and access to it will come off the farm lane that services the Egrie Farm and the farm to the west. The cleared acreage was previously farmed by Jeff Winkler but there is no longer an active agricultural operation.

Mr. Patrick motioned to approve the request and Mr. Brown seconded the motion. All board members approved the request for the principal dwelling.

## **Discussion Items**

### **1) Program Updates**

- a. Legislation of a temporary moratorium for solar on agricultural preservation properties and an accompanying resolution to create a task force was introduced to the County Council by David Yungmann. The council should be voting on the legislation on November 4, 2019.
- b. The County is still working on finding a new Hearing Examiner.
- c. Some properties have asked to be scored for the Agriculture Land Preservation Program (ALPP). The scores were sent to the requesters and they were advised that the Board is in the process of updating the pricing formula.

### **2) Proposed Changes to ALPP Scoring System**

Ms. Levy reviewed the updated APB 2019 Price Formula worksheet with the Board. The categories the Board focused on reviewing were Adjacency to Preserved Land, Concentration of Preserved Lands and the Optional APB points.

For Adjacency to Preserved land the overall points were increased. There was also some shifting to the percentages in the brackets and the points given for each bracket.

For Concentration of Preserved Lands, the tier points were updated. The Board wanted to increase the  $\frac{1}{2}$  mile radius to a  $\frac{3}{4}$  mile radius for each tier. Mr. Brown motioned to raise the distance for the Concentration of Preserved Land tiers to be  $\frac{3}{4}$  of a mile radius, leaving the acreage the same and Ms. Hudson seconded the motion. All Board members approved the change.

The board discussed distributing APB points and where in the scoring they should be placed. The Board decided to give up to a possible 50 discretionary points for the APB points category. They decided the points could possibly be given for certain things they have listed and not put a point value on any of the items.

Ms. Levy is going to provide the previous versions of the scoring to the Board. Ms. Levy will provide score sheets for last three previous requests with discretionary points.

Mr. Brown motioned to adjourn, and it was seconded by Ms. Hudson. All board members were in favor of adjourning the meeting.