

MALPF Board Open Meeting Minutes May 24, 2022

II. ADDITION / DELETION OF AGENDA ITEMS

N/A

III. ANNOUNCEMENTS

Ms. Cable introduced Cherlyn Phillips, a temp that has joined the MALPF team filling the Fiscal Specialist vacant position. In addition, Ms. Cable wished Diane Chasse a happy birthday.

Ms. Cable also asked all participants to keep themselves muted, and when unmuted, to clearly state their names before asking a question, or making a motion, etc. She reminded the Board members that when motions were made, Board members only needed to state their names if they were voting in opposition to the motion, rather than saying "aye" to vote in favor of a motion.

IV. EASEMENT AMENDMENTS

A. PRINCE GEORGE'S COUNTY

1. 16-20-01 Bonnie Breeze Farm, Inc. ~234.775 acres
(Dwight Catterton, President)

Request – Prince George's County:
Request approval for an owner's lot of up to two acres.

Recommendation:
Staff recommends approval.

Ms. Chasse introduced the item. Ms. Nutter was available to address the Board.

Motion #2: To approve an owner's lot, up to 2-acres, as presented.

Motion: Kille Second: Herr-Cornwell
Status: Approved

B. CARROLL COUNTY

1. 06-86-15 Rhodes Family (Marlin, Lucas and Linda) ~161.876 acres
and Leonard C. Schisler
and 12 acres of easement owned by Carroll County

Request – Carroll County:
The County is requesting re-approval for the County to acquire by fee simple deed and release from the easement, in lieu of condemnation, ~12.063 acres of easement land for a future reservoir.

Recommendation:
Staff recommends approval of the request subject to:
1. Board of Public Works approval; and
2. Payback to MALPF of \$11,909.67 (987.29 per acre x 12.063).

Following the satisfaction of the foregoing conditions, a partial release of the MALPF easement will be recorded in the land records.

Ms. Chasse introduced the item. Mr. Smith was available to address the Board.

Motion #3: To re-approve the request of Carroll County to acquire fee simple interest in ~12.063 acres of the easement, releasing the easement, for the land to be used for a future reservoir, incorporating staff recommendations, as presented.

MALPF Board Open Meeting Minutes May 24, 2022

Motion: Dell Second: Connelly
Status: Approved
2. 06-79-08B Hull, John Jr. and Illona ~104.787 acres

Request – Carroll County:

Request approval of an agricultural subdivision of the original easement's non-contiguous parcels.

The Landowner is requesting approval to agriculturally divide the easement property to create a ~86-acre parcel (Parcel 1) and a non-contiguous ~18.7-acre parcel (Parcel 2).

Recommendation:

Staff recommends approval, subject to completing the Corrective Easements including

1. Providing a survey plat or plats depicting the divided parcels, along with separate metes and bounds perimeter descriptions of the divided parcels;
2. A provision waiving all rights to request termination of the easement (per COMAR 15.15.12.04 B); and
3. A provision to make the main dwelling non-subdividable, per landowner agreement. In addition, if a child's lot is approved, the landowners have agreed that that will be non-subdividable, as well.

Ms. Chasse introduced the item. Mr. Smith was available to address the Board.

Motion #4: To approve the agricultural subdivision, incorporating staff recommendations, as presented.

Motion: Herr-Cornwell Second: Dell
Status: Approved

3. 06-79-08B Hull, John Jr. and Illona ~104.787 acres

Request – Carroll County:

Request to approve a 1-acre nonsubdividable child's lot for daughter Heather Susan Hull Whirley

Recommendation:

If the prior request for agricultural subdivision of the Hull easement is approved, then Staff recommends approval, subject to documentation of the 1-acre nonsubdividable lot in the Corrective Easement which is required for the agricultural subdivision.

As this request is for a non-subdividable child's lot, the entire ~18.7 acres may not be sold to a third party until the five (5) year occupancy requirement has been satisfied.

Ms. Chasse introduced the item. Mr. Smith was available to address the Board.

Motion #5: To approve a 1-acre, non-subdividable child's lot for Heather Susan Hull Whirley, incorporating staff recommendations, as presented.

Motion: Herr-Cornwell Second: Dell II
Status: Approved

C. ANNE ARUNDEL COUNTY

1. 02-86-02B Perry Farm, LLC ~80 acres

Request – Anne Arundel County:

Request for a 5-year extension to the validity of the preliminary release for the approved child's lot for Dale Clark.

MALPF Board Open Meeting Minutes May 24, 2022

Respectfully Submitted:



Michelle Cable, MALPF Executive Director