1. Call to Order:
Chairman Melba Matthews called the April 28, 2020 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:00 p.m. Via WebEx Video Conference.

The following Board Members were in attendance: All members were in attendance: Vice-Chairman Donald Cairns, Amy McKenna, Richard Abbott, Eli Silberman, Nelson Beam, Bill Coveleski, John Diament and Duane Hershey.

Staff Present: Brianne Zanin, Geoffrey Shellington, Sue Goughary, Caroline Fritschle and Evan Martin.

Visitors: No visitors attended. Public in attendance: Janet & Howard Robinson, James St. John and Sue Wollard

2. Public Comment:
Howard and Janet Robinson discussed their disappointment with the current valuation of their farm property based on the recent appraisal performed by Stephen Collins of Beiler Campbell Realtors. The Board noted that the current value is largely due to the recent zoning changes in the Township and therefore reducing development potential of that property. The Board also noted that this farm would be discussed further at the May meeting, when their appraisal was re-done to include all of their parcels.

3. Approval of Minutes:
The Board meeting minutes from February 25, 2020 were approved as sent. Motion made by Richard Abbott, seconded by Duane Hershey. Motion carried.

4. State Ag. Easement Program – Status Report:

4/28/2020

COMMONWEALTH/COUNTY PROGRAM – STATUS REPORT

*2016 Round*

McElhenny, David – Offer Accepted – Honey Brook
Newswanger, Larry – Offer Accepted – Sadsbury

*2018 Round*

Angelo J. Zunino Limited Partnership – Offer Accepted – New Garden
Clark, Joseph – Offer Accepted – Lower Oxford
Durborow, Shirley & Palmer, Frank – Settled Easement - Elk
Esbenshade, Stephen & Jamie – Offer Accepted - Highland
Gianguilio, Peter & Geraghty, Barbara – Second Appraisal - W. Bradford & Newlin
Hendricks, Louise – Offer Extended – East Marlborough
Kelsall, Virginia – Offer Accepted - Newlin
Lehrer Family Trust – Offer Accepted – Warwick Township
Losito, Michael & Barbara – Settled Easement – New London
Martin, Thomas, Helen & Barbara – Offer Accepted - West Marlborough
Maxwell, Teresa – Offer Accepted – West Fallowfield/Highland
Mayne, Lauren – Offer Accepted – East Marlborough
McKinstry, Elizabeth – Offer Accepted – East Marlborough
Morelli, Thomas – Revised Offer Accepted – East Nantmeal
Petersheim, Christ & Martha – Offer Extended – West Caln
Scott Farms Estates – Offer Accepted – East Fallowfield
Smullen et al. – Offer Accepted – Lower Oxford Township
Woodward Brothers Inc. – Offer Accepted – Pennsbury

*2019 Round*

Buchanan, John S. – Offer Accepted – Elk
Brown Partnership – Offer Extended – Penn
Cole, Mark & Claudia – Board Review - Penn
Cook, Donald & Anita (Irrevocable Trust) – Offer Accepted – Highland
DiPierro, Joseph & Sonia/Schofield, Michelle – Offer Accepted - West Fallowfield
Fisher, Ivan & Sadie – Board Review – West Sadsbury
King, Daniel & Rachel #2 – Offer Accepted – Lower & Upper Oxford
King, David & Katie – Offer Accepted – Lower Oxford
Martin, Phillip – Offer Extended – Lower Oxford
Miller, Benuel & Hannah – Board Review – E. Nantmeal
Robinson, Howard & Janet – Offer Extended – Upper Oxford
Stauffer, Terry & Nancy – 2nd Appraisal -Board Review – West Fallowfield
Stoltzus, Daniel F. & Sadie – Board Review – Honey Brook
Stoltzus, Jonas & Deborah #2 – Offer Accepted – Honey Brook
Stoltzus, Jonas & Annie – Offer Accepted – West Nottingham
Wickersham, Earle – Board Review – Newlin & East Marlborough
Wickersham, George - Board Review - Pocopson
Wickersham, Same - Board Review – Newlin & Pocopson

5. Challenge Grant Program – Status Report:

CHALLENGE GRANT PROGRAM – STATUS REPORT

2019 Round

Sheppard, Jonathan – Offer Extended – London Grove
Springsteen, Susan – Board Review – West Nantmeal and Honey Brook

6. Subdivision Requests: (2)

The first request was for a 36.867-acre easement located in New London and Penn Townships which is owned by the St. John family. The purpose of this request is to subdivide the land into two lots and transfer Lot #1, which would consist of 7.36 acres, to the adjacent landowner Sue Wollard. This land transfer would reassemble the original farmstead before it was broken up in the 1980s. Caroline Fritschle presented a power point containing aerial views of the parcels as they are now and as they would be if the subdivision approval was granted. It was noted that the St. John easement was settled on January 26, 1996, prior to the creation of Chester County’s subdivision regulations and therefore are not subject to the current subdivision land tract minimums.

The second request was for a 89.69-acre easement located in East Fallowfield Township and owned by Ms. Jacqueline Coyler. The purpose of this request is so that the landowner has the option to sell the property either as one large parcel or separately as two individual lots. Caroline Fritschle and Evan Martin presented the power point presentation and answered the Board’s questions. It was specifically
noted by the Board that allowing the easement subdivision would not harm or negatively impact the agricultural viability of either lot, and each could still operate and thrive as an individual farm.

The Board held further discussion regarding both requests for Executive Session. The St. John and Coyler easement subdivision requests were both approved as presented.

7. Executive Session
   a. Real Estate: Appraisals (9)
   b. Update on legislative changes to Subdivision language

8. Updates and Other Business: None

9. Adjournment
   ALPB Meeting adjourned at 3:48 p.m.
   A motion was made by Amy McKenna, seconded by Bill Coveleski. Motion carried.

10. Next Meeting – May 26, 2020 at 2:00 PM via WebEx Video Conference.