

NOVEMBER 14, 2005 SPECIAL MEETING WITH LAND CONSERVANCY OF ADAMS COUNTY:

The Mount Joy Township Board of Supervisors met this date for a special meeting with representatives of the Land Conservancy of Adams County, as publicly advertised, at 1:00 p.m. in the Adams County Agricultural & Natural Resource Center, 670 Old Harrisburg Road, Gettysburg, PA with Board Chairman James Waybright presiding. Others in attendance were: Supervisors William Chantelau, Sam Dayhoff, and Harold Kirschner; Agricultural Preservation Solicitor John R. White; Land Conservancy Chairman Clayton Wilcox; Land Conservancy Coordinator Sidney Kuhn; and Brenda Constable, Secretary.

Mr. Waybright noted that the main discussion of this meeting was to ask the Land Conservancy (LCAC) to consider holding easements for the Township relative to Transfer Development Rights (TDR). He asked if the LCAC limits the size of easement that they accept. Ms. Kuhn responded that the smallest has been seven acres.

Mr. Dayhoff explained what the Township currently has, i.e. the types, such as open space with a little over 10 acres to a golf course with over 100 acres. He added that the Township would be willing to accept easements with 50+ acres and hold them through the ag land preservation program. The Township would like the LCAC to accept the easements less than 50 acres or any non-agricultural, i.e. golf courses, woodland, etc.

Mr. Waybright stated that the Township would want to know what the LCAC would need to make this work, i.e. funding, administrative assistance, etc. Ms. Kuhn responded that the LCAC would most likely need funds for stewardship endowments related to the cost of doing the easements such as surveying, recording fees, etc.

Mr. Wilcox stated that it could depend on the property and what was being protected as to whether or not the LCAC would accept easements. Mr. Dayhoff added that the Township would want to watch impervious areas by putting a limit on it, and no more houses. For smaller areas, would probably put a certain percentage on it as to what could be impervious and then that would be it.

Mr. Wilcox stated that the LCAC usually collects \$1,500 fee for what the LCAC is holding. Then they look at what are they accomplishing for preserving this land. He questioned what would a golf course give. Mr. Chantelau responded that it would stay a golf course and not be developed, like Meadow Brook Course now is. Mr. Wilcox stated that he knows there would be an issue with the LCAC for a golf course. Each easement would need to be looked at on a case-by-case basis. Ms. Kuhn added that the LCAC would need to know the specifics on each property.

Mr. Dayhoff stated that the Township would need to know how the LCAC would want to see easements so this information could be relayed to the developers. The Township already has TDRs and needs to keep this info moving. Ms. Kuhn will provide some sample forms and a checklist of standards and/or criteria to be followed, however, the LC could be flexible.

Mr. Wilcox questioned if zoning changes could change some use. Mr. Dayhoff stated that zoning changes could regulate impervious area.

Mr. White stated that the intention would be to have standard covenants across the board rather than detailed covenants. The Township would like the LCAC to take all of the easements that are 50- acres or

non-agricultural. He added that the Township does not want to tell developers that they can't do TDRs because the LCAC doesn't want your land, etc. because it's a golf course, wooded, etc.

Mr. Wilcox stated that the Conservancy has approached land conservation based on protecting natural resources and tradition. They have been flexible on the size. Mr. Dayhoff stated that the Township is asking the Conservancy to expand their direction to include "open space" from just historic, culture, etc., as it currently does.

Discussion was held with regard to when the Conservancy Board and Committees meet. The Executive Committee meets the first Friday of each month, and the regular Board meeting meets the second Thursday of each month. The Supervisors stated that the Township needs to move now and may ask for a special meeting of the Land Conservancy. It was decided to meet again on Friday, November 18, 2005 at 12:00 Noon at the LCAC meeting room.

Ms. Kuhn asked if the LC Committee could have a map of the sending and receiving properties. Mr. Wilcox said the LC would also like a prototype of the TDR document. It was clarified that Rural Residential (RR) is sending and receiving areas, and Agricultural Conservation (AC) is sending only.

Mr. Chantelau felt that a generic or standardized form could be used for many, however some may need to be done on a case-by-case basis after looking at the property, and before Supervisor approval. Mr. White added that there may need to be some flexibility for impervious areas, such as for agricultural buildings, etc. Mr. Wilcox stated that the Conservancy calls for 10% or 15 acres or whatever is more. The Township may want to keep it at 5% for impervious coverage.

In conclusion, the Supervisors are to email their thoughts to Mr. White and he will incorporate them into a template agreement. Ms. Kuhn will forward a sample TDR agreement to JRW from Brandywine Conservancy. For everyone's information, the LCAC Board members and Committee members were listed as follows:

LCAC Board:	Clayton Wilcox, President	Committee:	Fran Lorenzo, Chairperson
	Harry Seifert, VP		Bob Bein
	Mary Margaret Kuhn, Sec.		Bob McIlhenney
	Norma Calhoun, Treas.		Mary Margaret Kuhn
	Glenn Snyder		Barclay Brooks
	Terry Adamick		Ken Hickey
	Mark Clowney		Dick Schmoyer
	Bob McIlhenney		
	Sandra Spence		
	Richard Mountfort		

With no further business to come before the Board, the meeting adjourned at 2:10 p.m. this date.

Respectfully submitted,

Brenda J. Constable
Secretary