

Land Preservation Committee Approved Minutes
January 16, 2007

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:30 p.m, with all members present. Township Manager Mike Brown, John Goodall and John Meisel were also present to assist the Committee.

Motion by Dave Rotelle, seconded by Henry Stoltzfus, to elect John McHugh Chairman for 2007. All in favor. Motion carries.

Motion by Ben Stoltzfus, seconded by Henry Stoltzfus, to elect Lori McLaughlin as Secretary. All in favor. Motion carries.

The Committee continued its discussion on the preservation plan and the priority map. The combined priorities map made its debut and the Committee generally liked the concept.

The meeting adjourned at 8:00 pm.

Respectfully submitted,

Michael Brown, Twp Manager

**Land Preservation Committee Meeting Approved Minutes
February 20, 2007**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:40 p.m. Members present: John McHugh, Henry Stoltzfus, Ben Stoltzfus, Dave Rotelle. Township Manager Mike Brown and John Meisel were also present to assist the Committee.

The Committee discussed financing the preservation effort at length. The Committee wants to strike a balance between having funds available to meet preservation needs with keeping borrowing costs to a minimum. The Committee endorsed asking candidates to accept no/low-interest loans from the Township for the Township's share of a Challenge Grant match first. If that approach isn't acceptable to the owner, the Township would use bank loans, and if necessary, consolidate bank loans with a general bond issue, pledging the dedicated tax revenue to pay the bond proceeds. Motion by Henry Stoltzfus, seconded by Dave Rotelle, to endorse that procedure. All in favor. Motion carries.

The meeting adjourned at 8:20 pm.

Respectfully submitted,

Michael Brown, Twp Manager

**Land Preservation Committee Meeting Approved Minutes
March 20, 2007**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:45 p.m. Members present: John McHugh, Henry Stoltzfus, Ben Stoltzfus and Lauri McLaughlin. Township Manager Mike Brown and John Theilacker were also present to assist the Committee.

Motion by John McHugh, seconded by Ben Stoltzfus to meet on the following schedule:

- April 17th
- May 15th
- June 19th
- July 17th
- August 21st
- September 18th
- October 16th
- November 20th
- December 18th

All in favor. Motion carries.

Motion by Ben Stoltzfus, seconded by Henry Stoltzfus, to accept the minutes of October, November, and December 2006 and January and February 2007. All in favor. Motion carries.

The Committee asked Mr. Theilacker to submit a proposal to develop brochure type information to explain what preservation activities have taken place to date, and to help advertise preservation options to farmers.

Mr. Theilacker reviewed the various zoning tools available to municipalities to preserve agricultural uses.

The meeting adjourned at 8:05 pm.

Respectfully submitted,
Michael Brown, Twp Manager

Honey Brook Township Land Preservation Committee

Approved Meeting Minutes

April 2007 Meeting

Tuesday, April 17, 2007

Attending: Lori McLaughlin, Henry Stoltzfus, John McHugh, Mike Brown, John Goodall and John Meisel

- Notify Dave Rotelle and Ben Stoltzfus of the document release as well as attending the Supervisor's meeting on May 9th at 5:30 pm.
- Progress Report – when does the committee release?
- Updates to the township map on changes in prioritization etc.
- Advise Planning Commission on the effectiveness of conservation easements
- Preparation of a post card mailing announcing the land preservation opportunities.
- Attending Planning Commission meeting by the member of this committee
- Attending the HB Supervisor's Public Hearing meeting to adopt the Land Preservation plan

Committee reviewed the Land Preservation Plan draft submitted by John Meisel of the Brandywine Conservancy

John Meisel took notes from the committee members' comments and changes and will notify Mike Brown when the draft document is ready.

The Committee has an expectation that the draft document will be available by May 4, 2007. Copies of the document will be sent to the committee members by Mike Brown.

The Honey Brook Land Preservation Committee will present the Land Preservation Plan draft to the Honey Brook Township Supervisors at the May 9th meeting. Committee members will be introduced to the audience and John McHugh will introduce and present the plan to the Township board. John Meisel will discuss the details of the report.

No May meeting will be conducted since the township building will be in use for primary election day.

Next Meeting: June 19, 2007 at 7 pm

Land Preservation Committee Approved Minutes
June 19, 2007

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:40 p.m. Members present: John McHugh, Ben Stoltzfus and Dave Rotelle.

Motion by Dave Rotelle, seconded by Ben Stoltzfus to accept the minutes of March and April 2007. All in favor. Motion carries.

Mike Brown introduced Heath Eddy, the Township's new Director of Planning and Zoning, who will be primary liaison to the LPC.

Mike Brown reported it's likely that preservation applications will exceed the Year 2 estimate contained in the Preservation Plan. The Plan contemplated a possible 245 acres in applications. It now looks like there may be 360+ acres that makes application. The Committee will review the total acreage of qualifying applications at its January meeting to make recommendations on future financial needs.

The Committee will appoint one member to make monthly reports on the Plan's financial resources.

The Committee will author a postcard mailing to all residents to inform them of the preservation activity already underway. It will also author a press release. The Committee desires to plan a winter seminar for farmers to explain the program details. The Committee would like John Goodall to offer an update on application totals at its July meeting.

The Committee discussed the possibility of purchasing TDR's from certified farms in-lieu of relying solely on the existing county programs. The Preservation Plan authorizes such a concept, but the Committee will defer any actual transactional discussions until after the January scoring results are known.

The meeting adjourned at 7:55 pm.

Respectfully submitted,
Michael Brown, Twp Manager

Land Preservation Committee Meeting Approved Minutes
July 17, 2007

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:40 p.m. with all members present and community member Max Dobles.

Motion by Dave Rotelle, seconded by Ben Stoltzfus to accept the minutes of June. All in favor. Motion carries.

The Committee directed the Township Manager to provide a monthly report on the status of land preservation funds.

The Committee requested an update from the Conservancy at its August 21st meeting on which farms made application during the last round.

The Committee chose example #2 for the postcard to invite farmers to a winter meeting on preservation.

The Committee directed a revised press release and postcard sample to inform the general public about preservation successes to date.

The Committee's primary agenda item in August is discussion of the TDR program and the potential of purchasing TDR's through that program.

The meeting adjourned at 8:00 pm.

Respectfully submitted,
Michael Brown, Twp Manager

Land Preservation Committee Approved Meeting Minutes
August 21, 2007

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:53 p.m. John McHugh, Dave Rotelle, Henry Stoltzfus, and Ben Stoltzfus were present. Lori McLaughlin was absent. Also in attendance were Mike Brown, Township Manager, Heath Eddy, Director of Planning and Zoning, and Max Dobles, Township resident.

Motion by Henry Stoltzfus, seconded by Dave Rotelle to accept the minutes of July. All in favor. Motion carries.

The Township Manager provided an update of existing funds and the expected outlay of funds for the preservation of the Christian Fisher farm.

The Township Manager indicated that preliminary information from the Brandywine Conservancy indicated that there were 6 applications covering up to 523 acres were submitted to the County for the Agricultural Land Preservation Purchase and Challenge Grant Programs. This represented 10% of all County applications. If all farms are accepted into the program and receive offers from the County under the Challenge grant, current valuations would place the maximum financial value at \$3.1 million in future expense for the Township.

The Committee determined that the Township should enable itself to get involved in the purchase of TDRs, but that this should be done on a case-by-case basis, and with the goal, per the priorities of the Land Preservation Plan, to fill in networks of preserved agricultural lands. The Committee determined that additional guidelines would need to be developed in-house in order to effectively manage the purchase and potential use or retirement of TDRs. These guidelines would be the subject of discussion at the next Committee meeting in September, with the goal of finalizing in October.

The Committee reviewed the two postcard mock-ups, one for farmers and one for the general population, and made recommended changes. A preliminary date for a farmers meeting on Land Preservation was determined to be in either January or February. The Committee will finalize the date at their September meeting. Determination of when to mail out postcards was not determined.

There was a reminder to the Committee of the upcoming visit by the local State Senator Mike Brubaker to the Township building on Friday, August 24 at 8:00 a.m. Ben Stoltzfus, Henry Stoltzfus, and Max Dobles were added to the attendee list.

The next meeting of the Land Preservation Committee will be September 18, 2007 at 6:30 p.m. The meeting adjourned at 7:50 pm.

Respectfully submitted,
Michael Brown, Twp Manager

**Land Preservation Committee Meeting Approved Minutes
September 18, 2007**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:50 p.m. John McHugh, Henry Stoltzfus, and Ben Stoltzfus were present.

Motion by Henry Stoltzfus, seconded by Ben Stoltzfus to approve the minutes of August 21st. All in favor. Motion carries.

The Committee reaffirmed its desire to host a Farmers' meeting mid-morning on January 15th to provide information on preservation.

The Committee held preliminary discussions on how the Township could preserve land through the purchase of TDR's. The matter was tabled until next month.

The next meeting of the Land Preservation Committee will be October 16, 2007 at 6:30 p.m. The meeting adjourned at 7:30 pm.

Respectfully submitted,
Michael Brown, Twp Manager

**Land Preservation Committee Meeting Approved Minutes
October 16, 2007**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:46 p.m. John McHugh, Dave Rotelle, Henry Stoltzfus, and Ben Stoltzfus were present. Also present were Township residents Max Dobles and Sam Fisher.

Motion by Ben Stoltzfus, seconded by Henry Stoltzfus to approve the minutes of September 18th. Vote was 3 in favor, with one abstention (Dave Rotelle).

The Committee acknowledged the resignation of Lori McLaughlin from the Committee, who cited scheduling conflicts as the reason. The Committee inquired as to whether or not Ms. McLaughlin would receive a citation or other recognition for her efforts as part of the Committee. John McHugh noted that the vacancy would likely be filled after the new year. Max Dobles expressed interest in being appointed.

The Committee affirmed the Farmers' meeting date of January 15th to provide information on preservation. The Committee suggested a start time of 9:00 a.m., and further suggested a weather alternate date of January 22nd.

The Committee continued discussions on the use of the Land Preservation funds to purchase and bank TDRs. A question had arisen as to whether such funds were able to be used for banking of TDRs if such development rights could then be resold at a profit. However, the Committee indicated that the price of banked TDRs should be higher than would be on the market as a form of "convenience cost" to developers looking to avoid negotiating with individual farmers for TDR purchase. A second question concerned the wetlands preservation program and whether or not this program could be used in concert with TDR sales for areas of the property, or if the farmer could negotiate additional funds to establish conservation easement maintenance.

The Committee will decide at the next meeting to make a recommendation to the Board of Supervisors on whether to utilize Land Preservation funding to purchase TDRs, and also to establish a policy on what price to set for banked TDRs.

Due to potential problem of reaching quorum, the next meeting of the Land Preservation Committee is rescheduled and will be held on November 28, 2007 at 6:30 p.m. The meeting adjourned at 7:30 pm.

Respectfully submitted,

Heath Eddy, AICP, Director of Planning and Zoning

**Land Preservation Committee Meeting Approved Minutes
November 28, 2007**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:40 p.m. John McHugh, Dave Rotelle, and Henry Stoltzfus were present. Also present was Township resident Max Dobles.

Motion by Dave Rotelle, seconded by Henry Stoltztus to approve the minutes of October 16th. All in favor. Motion carries.

The Committee affirmed the farmer's meeting date of January 15th at 9:00 am to provide information on preservation. The Committee also chose to:

- Ask John Goodall to provide a 10 minute overview of what administrative actions a farmer can take to make a farm eligible for preservation.
- Ask CCCD to provide a 10 minute overview on what needs doing to update a farm's conservation plan.
- Defer natural resource protection efforts to another time.

The Committee will hold its January meeting at 8:00 am on January 15, 2008 in conjunction with the Farmers' meeting.

The Committee asked for more information on Conservation Reserve Enhancement Program (CREP), Conservation Reserve Program (CRP), and Wildlife Habitat Incentives Program (WHIP).

The Committee asked Township staff to prepare a draft program to implement Transferable Development Rights (TDR) purchases.

Meeting adjourned at 7:55 pm.

Respectfully submitted,

Michael Brown, Township Manager

**Land Preservation Committee Meeting Approved Minutes
December 18, 2007**

The monthly meeting of the Honey Brook Township Land Preservation Committee was called to order at 6:40 p.m. John McHugh, Dave Rotelle, Ben Stoltzfus and Henry Stoltzfus were present.

Motion by Dave Rotelle, seconded by Henry Stoltzfus to approve the minutes of November 28th. All in favor. Motion carries.

The Committee reviewed preparations for the farmers' meeting on January 15th:

- The Board of Supervisors and PC members will be extended an invitation.
- John McHugh will act as moderator for the event
- Caterer will be contracted to provide hot food. The Township will supply the juices and coffee.

The Committee will hold its January meeting at 8:00 am on January 15, 2008 prior to the Farmers' meeting.

The Committee reviewed a draft of a Transferable Development Rights (TDR) Purchase Policy. It asked to make eligibility requirements open to high-value farms that, for whatever reason, choose to sell via the TDR method rather than one of the County programs. Mike Brown will revise and mail to the LPC accordingly. The Committee opted to cap purchases via TDR at 25% of the total financial capacity for preservation purchases.

The Committee determined it would create three goals for next year.

1. Finalize the TDR purchase policy.
2. Create education process for new LPC members to quickly get them oriented to the work at hand.
3. Study whether the RC – Resource Conservation zoning district should be included as a TDR sending zone.

Meeting adjourned at 7:48 pm.

Respectfully submitted,

Michael Brown, Township Manager