

**Land Preservation Committee**  
**January 15, 2008**

The monthly meeting for the Honey Brook Township Land Preservation Committee was called to order at 8:10 a.m. John McHugh, Dave Rotelle, Ben Stoltzfus, Henry Stoltzfus, and Max Dobles were present.

John McHugh was re-elected as chairman. Max Dobles volunteered to be the new Secretary.

December 2007's minutes were approved.

The Committee continued discussion on the TDR policy and resolved to finalize TDR purchase policy in February.

The Committee decided to hold its meetings the third Tuesday of each month at 6:30 p.m. from February through September.

The meeting adjourned at 8:41 a.m. in preparation for the Farmers' Meeting and breakfast beginning at 9:00 a.m.

Respectfully submitted,

Max Dobles, Secretary LPC

**Land Preservation Committee Approved Minutes  
February 19, 2008**

The monthly meeting for the Honey Brook Township Land Preservation Committee was called to order at 6:36 p.m. John McHugh, Dave Rotelle, Henry Stoltzfus, and Max Dobles were present along with Township Manager Mike Brown.

Motion by Dave Rotelle, seconded by John McHugh, to approve the minutes of January 15, 2008. All in favor.

The Committee's discussion of the draft of the TDR Purchase Policy along with an examination of a Transferable Development Right Analysis, facilitated by Mike Brown, comprised most of the meeting.

Motion by John McHugh, seconded by Max Dobles, for members to review the above draft and come to the March meeting prepared to finalize the TDR Purchase Policy. All in favor.

Meeting adjourned at 7:39 p.m.

Respectfully submitted,

Max Dobles, Secretary LPC

**Land Preservation Committee Approved Minutes**  
**March 18, 2008**

The monthly meeting for the Honey Brook Township Land Preservation Committee was called to order at 6:41 p.m. John McHugh, Dave Rotelle, Ben Stoltzfus, Henry Stoltzfus, and Max Dobles were present along with Township Manager Mike Brown. Also present was John Goodall from the Brandywine Conservancy.

Motion by John McHugh, seconded by Max Dobles, to approve the minutes of February 19, 2008. All in favor.

Discussion of re-scheduling the agreement of payments for the recently preserved Chris Fisher farm.

Discussion, led by John Goodall, concerning properties, preservation, programs, and prices.

Postponement of the finalization of the TDR Purchase Policy to April's meeting.

Meeting adjourned at 7:54.

Respectfully submitted,

Max Dobles, Secretary LPC

**Land Preservation Committee Approved Minutes**  
**April 15, 2008**

The monthly meeting for the Honey Brook Township Land Preservation Committee was called to order at 6:47 p.m. John McHugh, Ben Stoltzfus, Henry Stoltzfus, and Max Dobles were present along with Township Director of Planning and Zoning Heath Eddy. Also present was John Goodall from the Brandywine Conservancy.

Motion by Henry Stoltzfus, seconded by Ben Stoltzfus, to approve the minutes of March 18, 2008. All in favor.

Discussion of farms applying for preservation.

Continued discussion of rescheduling the agreement of payments for the recently preserved Chris Fisher farm.

Discussion of TDRs and PDRs.

Motion by Max Dobles, seconded by Ben Stoltzfus, to agree to purchase, in conjunction with the county, the developmental rights on three (3) farms. All in favor.

Meeting adjourned at 7:52.

Respectfully submitted,

Max Dobles, Secretary LPC

**Land Preservation Committee Approved Minutes**  
**May 20, 2008**

The monthly meeting for the Honey Brook Township Land Preservation Committee was called to order at 6:35 pm. John McHugh, David Rotelle, Henry Stoltzfus, and Max Dobles were present along with Township Manager Michael Brown.

Motion by Henry Stoltzfus, seconded by John McHugh, to approve the minutes of April 15, 2008. All in favor. Motion carries.

Agreement by the committee to meet only during the even-numbered months for the rest of 2008. Thus, barring an emergency, the committee will not be meeting in July, September, or November.

Discussion continued on the TDR Purchase Policy with final comments and recommendations due in the June meeting.

Discussion concerning the value of having an open-house breakfast for landowners every January. The Committee concluded having a get-together was beneficial to the agricultural community, and would sponsor such events annually for the foreseeable future.

The Committee discussed a possibility presented by Mr. Brown about supporting the Brandywine Conservancy and other organizations in pursuing so-called "bargain" easements on land unlikely to qualify for challenge grant or state funding. The concept would authorize the Township to partner with other organizations to help fulfill the land preservation plan. The cost of doing so is anticipated to be less than the cost of preserving through the challenge grant program. The Conservancy is pursuing such an easement on a specific farm that has applied twice for state funding without success. Motion by John McHugh to recommend the Township participate, seconded by Max Dobles. All in favor. Motion carries.

Meeting adjourned at 7:25 pm

Respectfully submitted,

Max Dobles, Secretary LPC

**Land Preservation Committee DRAFT Minutes (Not Approved)**  
**June 17, 2008**

The monthly meeting for the Honey Brook Township Land Preservation Committee was called to order at 6:43 pm. John McHugh, David Rotelle, Ben Stoltzfus, Henry Stoltzfus, and Max Dobles were present along with Township Manager Michael Brown.

Motion by David Rotelle, seconded by Henry Stoltzfus, to approve the minutes of May 20, 2008. All in favor. Motion carries.

Discussion of land preservation budget, funds, and obligations. Also a discussion of the TDR Purchase Policy. Motion to approve the TDR Purchase Policy draft by David Rotelle, seconded by Max Dobles. All in favor. Motion carries.

Meeting adjourned at 7:33 pm.

Respectfully submitted,

Max Dobles, Secretary LP

**Land Preservation Committee Approved Minutes  
October 21, 2008**

The monthly meeting for the Honey Brook Township Land Preservation Committee was called to order at 6:42 p.m. John McHugh, Dave Rotelle, Ben Stoltzfus, Henry Stoltzfus, and Max Dobles were present along with Township Manager Michael Brown. Also present was John Goodall from the Brandywine Conservancy.

Discussion of farms interested in preservation along with land appraisal calculations.

Motion by David Rotelle to provide a portion of the funds necessary to preserve 22-4-15 in the approximate amount \$184,000, seconded by Henry Stoltzfus. The preservation is being partially funded by the Brandywine Conservancy and partially funded by the County's Preservation Partnership Program. All in favor. Motion carries.

Agreement by the Committee not to meet in December.

Agreement to hold a second Farmers' Meeting with breakfast on January 13, 2009 at 9 a.m. John Goodall agreed to be present. January meeting for the LPC will be at 8 a.m. prior to the Farmers' Meeting.

Meeting adjourned at 7:46 p.m.

Respectfully submitted,

Max Dobles, Secretary LPC

**Land Preservation Committee DRAFT Minutes (Never Approved)**  
**December 30, 2008**

The Land Preservation Committee for Honey Brook Township was called to order at 8:45 a.m. John McHugh, Ben Stoltzfus, Henry Stoltzfus, and Max Dobles were present along with Township Manager Michael Brown.

Motion by John McHugh to approve October's minutes was seconded by Max Dobles. All in favor. The motion carries.

Broad discussion about raising capital for future preservation. If all the farms currently in the preservation pipeline closed in 2009, it's possible the Township would have to borrow up to \$1M to meet demand. The decision was made to wait until later in the spring when more information would be available prior to deciding upon a course of action.

Motion by John McHugh to recommend support for the preservation of 22-7-95 for the approximate amount of \$280,000 and 22-3-46 for the approximate amount of \$675,000, seconded by Max Dobles. All in favor. The motion carries.

Discussion of January's Farmers' Breakfast: menu, speakers, etc.

Meeting adjourned at 10:10 a.m.

Respectfully submitted,

Max Dobles, Secretary LPC