

**Agricultural Land Preservation Advisory
Board Carroll County, Maryland
Official Minutes
May 20, 2026**

The Carroll County Agricultural Land Preservation Advisory Board met on Wednesday, May 20, 2026, at 11:01 a.m. Members present: Mark Savage, Vice Chair, Alice Altstatt, Greg Dell, Phil Snader, and Stan Pennington, Alternate, J. P. Smith, Jr., Program Manager and Jackie Roque, Preservation Specialist and Donna Black, Administrative Technician of the Agricultural Land Preservation Office. Other attendees: Jason Yohn, Robin Kable and John Kable. Absent: Tom Irwin, Chair. *Notice of this meeting was posted electronically on the County's website.*

Call to Order: Vice-chair Mark Savage called the meeting to order at 11:01 a.m.

Approval of meeting minutes – April 15, 2026: Greg Dell moved to approve the minutes as written, seconded by Phil Snader. The motion carried unanimously.

Request for an unrestricted lot to remove cell tower from farm, Debbie Yohn, Maple Lawn LLC, 3226 Marston Road, Westminster, County Easement. JP presented the request to the Board and reviewed the location of the cell tower using the County's digital GIS mapping system. The owners already have an approved unrestricted lot, and they are requesting to utilize that lot while excluding the cell tower, along with up to two acres from the farm. JP recommended approval of the request. A motion to approve the request as presented was made by Greg Dell and seconded by Phil Snader. The motion carried unanimously.

Request for an unrestricted lot, John and Robin Kable, 159 Ruth Shriver Road, Westminster, County Easement. JP presented the request to the Board and reviewed the layout of the farm using the County's digital GIS mapping system. The owners are requesting an amendment to the Deed of Easement to add an additional unrestricted lot. JP did not recommend this request for approval. A motion to approve the request as presented was made by Greg Dell and seconded by Alice Altstatt. Phil Snader opposed. The motion carried.

Request for a subdivision, Noah and Pamela Schaeffer, 900 Sullivan Road, Westminster, MALPF Easement. JP presented the request to the Board and reviewed the location of the subdivision using the County's digital GIS mapping system. The owners are requesting that the subdivision include property currently utilized as an equine operation. JP recommended approval of the request. A motion to approve the request as presented was made by Phil Snader and seconded by Greg Dell. Alice Altstatt abstained. The motion carried.

Request an addition to, subdivision of 4780 Piney Creek Road, and approval for the construction of an Amish schoolhouse, John and Mary King, 4780 Piney Creek Road, MALPF Easement. JP presented the request to the Board and reviewed the layout of the farm using the County's digital GIS mapping system. The Board previously approved the hangover parcel and the dwelling location; however, the schoolhouse is an additional request. The original approvals were from some time ago, and MALPF requested that the Advisory Board reapprove the requests. JP recommend this request for approval.

Motion 1: A motion to approve the request for the hangover parcel to be merged into the easement and the dwelling location was made by Alice Altstatt and seconded by Phil Snader. Greg Dell opposed. The motion carried.

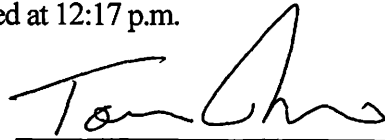
Motion 2: A motion to approve the subdivision at Piney Creek Road was made by Alice Alstatt and seconded by Greg Dell. The motion carried unanimously.

Motion 3: A motion to deny the request for a Schoolhouse was made by Phil Snader and seconded by Alice Altstatt. The motion carried unanimously.

Additional discussion occurred among the Board members. Phil made a motion directing staff to investigate the option of rescinding the Board's approval of the Robin and John Kable request for an amendment to the Deed of Easement to add an additional unrestricted lot and to explore the possibility of holding closed sessions prior to open sessions. The motion was seconded by Alice Altstatt, Greg Dell opposed. The motion carried.

Announcements: Jackie advised the Board that the Budget is scheduled to be adopted during the Commissioners' open session tomorrow, Thursday, May 21, 2026.

Adjournment: Greg Dell moved to close the meeting. The motion was seconded by Phil Snader and carried unanimously. The meeting adjourned at 12:17 p.m.

A handwritten signature in black ink, appearing to read "Tom Irwin", written over a horizontal line.

Tom Irwin, Chair