

Permitted Customary Part-Time or Off-Season Minor Rural Enterprises

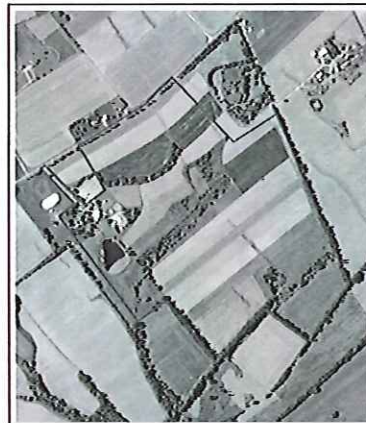
York County Agricultural Land
Preservation Board

Wedding Venues on
Preserved Farms

A Timeline of Events

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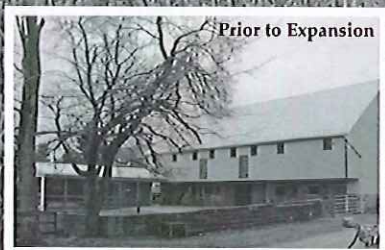
- 12/10/2012 - Inspection conducted on farm, no structural changes or evidence of wedding activity, no requests or inquiries submitted by landowner.
- 10/17/2013 - Contact with landowner by phone for 2013 inspection indicates new pole barn constructed for farm equipment. No mention of addition to barn or wedding events.



Location Map
Snyder Easement
Print Date: 5/12/2016
1 inch = 500 feet
Grantor: Kenneth & Debra Snyder - # 6128
York County
Agricultural Land Preservation Board

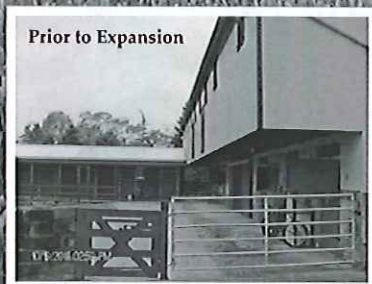
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- 10/22/2013 - Inspection conducted on farm, observed a 24'x36' addition made to the second floor of the horse barn. Landowner reports the addition was built to accommodate 3 weddings for their children and is also used for hay storage. No mention of commercial enterprise discussed.



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- 6/18/2014 - A neighbor called the Ag Preserve office complaining that numerous wedding events were happening on this preserved farm and inquired about the uses permitted on a preserved farm. Staff educated caller of rural activities permitted and sent a packet of program literature to caller.
- 6/19/2014 - Staff discusses complaint and contact is made to landowner with inquiry regarding the nature of the wedding events. Landowner admits weddings are ongoing, part-time, and seasonal business on the farm. Staff requests a formal letter of request for this rural enterprise activity.

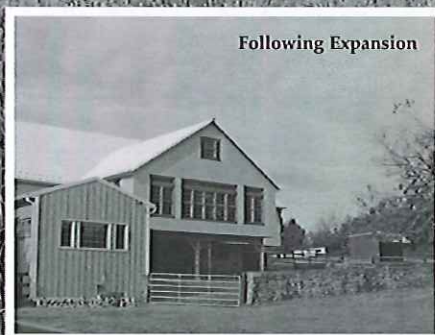


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Prior to Expansion

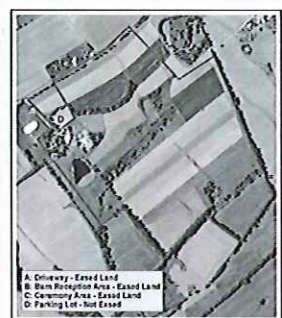
- 6/25/2014 - Staff receives email and letter attached from landowners explaining the wedding venue they operate as Lakeview Farms. The letter explained the uses and makes formal request for approval of this wedding event on their eased land and shares their website. Landowner notes event parking located off this easement.
- 6/25/2014 - Staff visits farm to verify information from landowner. Staff observes structures and land use.

Following Expansion



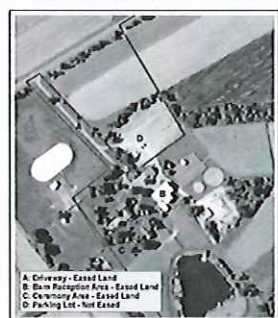
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- 6/26/2014 - Staff shares the information with the Bureau office and requests advice. Bureau provides an email noting "similar uses are allowed in existing structures as part of the rural enterprise language allowing tourists on a part time basis. State advises that lands may not be taken out of ag production to accommodate the non ag uses." Staff forwards response to landowner.



Location Map
□ Eased Easement
1 inch = 450 feet

Grantor: Kaseeth & Debra Snyder
York County
Agricultural Land Preservation Board

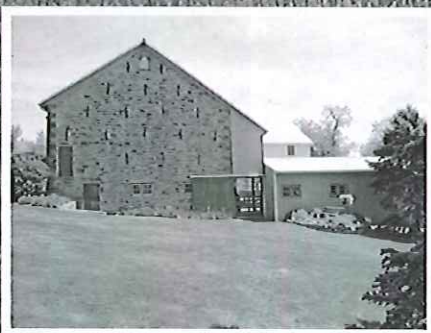


Location Map
□ Eased Easement
1 inch = 450 feet

Grantor: Kaseeth & Debra Snyder
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- 7/15/2014 - Landowner's letter of request for the wedding venue is presented to the York County Ag Land Preserve Board in the monthly board meeting for initial review. Rural Enterprise language and Bureau email is reviewed. Board directs Staff to inquire if the Township had issued permits for the events. No formal action taken.



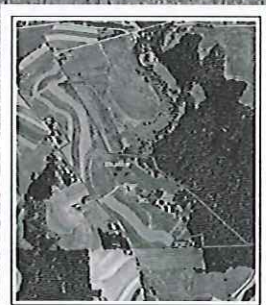
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- 7/28/2014 - Staff contacts the Township and inquires if permits had been issued for the special events. Township reports the Building Permit/Zoning Officer approved Special Events on the farm. A "Use Certificate" had been issued for the use.
- 8/19/2014 - Landowners and a member of the Township Planning Committee attend the YCALPB monthly board meeting. The landowners explained the nature of their wedding business and answered questions. Following discussion and review, the Board passed a motion to accept this use under the existing Rural Enterprise language. Board agreed by consensus each rural enterprise request shall be reviewed on a case by case basis as not all farms may accommodate such special uses.



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- 8/19/2014 - A second letter of request was also considered by the Board. Landowner requested use of their preserved farm to host weddings and special events. This farm is all cropland, pasture with some woods and stream. The HQ is back a long lane in the middle of the farm. Following review of this request and maps, as the entire farm was preserved, no accommodation could be made for parking, the request was denied.



Location Map
General Easement
1 inch = 800 feet
General: Edna & Lee Gennell
Current Owner: Robert & Karen Goshen
Park County
Agricultural Land Preservation Board



Location Map
General Easement
1 inch = 800 feet
General: Edna & Lee Gennell
Current Owner: Robert & Karen Goshen
Park County
Agricultural Land Preservation Board

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Lessons Learned:

- Ask all the right questions of landowners each inspection season.
- Develop good rapport with landowners so they are willing to ask questions when they are unsure of uses inconsistent with the easement.
- Take adequate photographs of each building during the inspection year and compare the photos year to year before inspecting the farm.
- Don't trust the tax records as buildings may not be accurately reflected. Ask to see inside structures if they appear changed or may be inconsistent with the easement.



Pasture - Proposed for Parking



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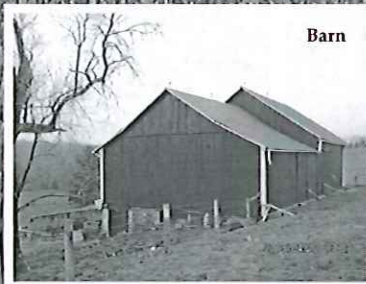
Lessons Learned:

- When in doubt visit the farm. You don't need a letter to visit if you suspect a violation.
- Periodically review as an agency your Rural Enterprise List to see if there is a need to update.
- Don't be afraid of "case-by-case approvals". One approval should be not be deemed blanket approval for similar uses on the eased lands.
- Know the farm and the exact nature of the request before making approvals. Don't be forced into a decision by landowner pressure. Make a visit to the farm prior to approvals if necessary.

Driveway



Barn



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Questions?

