

# York ag business

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key threats to agriculture productivity: the continuation of the traditional tract development, nuisance threats and suits against farmers brought by development neighbors, and the proliferation of what Malone dubbed "ranchettes."

Frequently, "ranchettes" or relatively small acreages of land surrounding one-family dwelling units, often go totally out of agriculture production, said the Delta-native attorney. If rented out to area croppers, they create problems with short rows and the maneuvering of large equipment, he said.

Malone stated the intent of both legislative and judicial branches of the government leaning toward saving farmland. However, decisions by the judicial branch on cases brought against regulations on farmland development have been vague in spelling out proper, constitutional method for accomplishing that end, he said.

Leon Lankford, manager for rapidly-growing Dover Township, echoed the view that legislation to date has not encouraged municipalities to support farmland preservation.

According to the township manager, saving farmland actually cuts down on municipal costs in the long run, and that the initial cost of buying up development rights, perhaps through a bond issue, would be cheaper than long-term expenses of sewer, water, fire police protection and other services to developed areas.

While zoning is an accepted fact in some municipalities, county planner Bill Conn noted that 55 of the county's municipalities including five townships, have no zoning regulations.

Key address for the afternoon session was by Samuel Smith, dean of Penn State's college of

agriculture, who praised the York community for pulling together toward solving the agland preservation problem.

He recalled a 1920s prediction by the New York Times that, by the turn of the century, the United States would be in a food supply problem with 200 million people and a need to import half of the nation's food supplies.

Instead, said Smith, that population mark was reached back in the '60s and the America still remains the "Saudi Arabia of food" for the world. Exports from the U.S. now supply 55 percent of the global food exports, compared to the mid-East's 32-percent share of the oil market.

The college dean warned that such abundances could cause critical production land to be lost during current crop excesses, eventually leading to food shortages.

Comparing the introduction of computers to the farm industry as akin to the introduction of tractors, Smith noted that the University goals and philosophy are changing to meet the computerized age of agriculture. Penn State has been selected as a regional computer site for the 11 northeastern states, and a computer system tied to each county could become reality by 1985.

Research continues to be a vital role played by land grant schools, and more than 300 active ag research projects are underway at Penn State. At least half deal with crop production efficiency, while future studies are expected to delve into more efficient marketing systems and new and improved agriculture products.

Other speakers during the seminar included David W. Schreffler, representing the Millcreek Township planning and zoning commission, and Capital region Extension community development agent Richard Fox.

# "Industrial districts" save ag land

YORK — York Agri-business seminar participants listened with rapt attention, followed by numerous questions, to the explanation of a Lebanon County township's unique approach to saving prime farmland.

Planning and zoning board member David Schreffler outlined Millcreek Township's studies that resulted in setting aside agriculture land in an "industrial district."

Millcreek Township, a rural corner of Lebanon County blessed with highly productive soils, covers, 8,500 acres, with two-thirds of the land devoted to agriculture production. Background studies showed the greater part of the township residents as employed in agriculture, with a large portion of the food supply locally produced.

Officials wanted a township ag-preservation program that would

"stick," and not dot the countryside with single-family dwelling variances. While farmland in general generates lower tax income, less services are demanded of a municipality by farms, and dollars are saved in the long run.

After studying ordinances of surrounding municipalities, and calling in farmer residents to assist with studies and make suggestions, agriculture was deemed to be a "specialized industry." Like other industries, it creates "noise, dust and hazardous materials," according to Schreffler, and also requires good-sized parcels of land in which to operate.

Industrial districts traditionally prohibit the building of private dwellings within the designated zone. Millcreek Township's agriculture "industrial district"

permits a farm to maintain three dwellings, geared toward housing for a parent, child, and a hired employee.

Agriculture production building additions and replacements are permitted, although farms that are on the zone border may be required to set a particular structure back from the line a certain distance, to avoid potential nuisance complaints.

Schreffler said that, in the six years since the "industrial" designation took effect, young farmers have been the most enthusiastic supporters of the concept. Older farmers, while voicing more poosition, have come to appreciate the eased restriction of operations. Most vocal opposers of the program were farmers of retirement age looking at the potential sale of their farms. — J.B.

# Helms talks trade with Japan's prime minister

WASHINGTON, D.C. — Senator Jesse Helms met with Japan's newly-elected prime minister, Yasuhiro Nakasone, to discuss matters of agricultural trade between the two countries last Wednesday. Helms, chairman of the Senate Agriculture Committee, reiterated the concerns he expressed in a recent letter to Nakasone over the restricted access the Japanese place on agricultural imports.

"The American people, and particularly the American farmers, have reached the point of frustration over the perceived economic protectionism on the part of the Japanese. Our people believe that the Japanese are not playing by the rules of fair play," said Helms.

Helms emphasized his discontent with the tariffs, distribution restrictions and advertising restrictions placed on U.S. cigarettes by the Japanese. Through a complex price formula and import duty, the Japanese require that the retail price of American cigarettes by 50 percent higher than the retail price of Japanese cigarettes. Japanese cigarettes retail at 180 yen per pack, while the price of a pack of American cigarettes is held at 280 yen. As a result of the duty and

price formula, the price of U.S. manufactured cigarettes more than doubles from the time it reaches Japanese soil to the time it reaches the Japanese consumer.

Helms also talked to the prime minister about the tariffs and quotas the Japanese place on U.S. beef and citrus imports. These excessive restrictions have limited annual per capita beef consumption in Japan to 11 pounds, compared to over 100 pounds in the United States. Imports of fresh oranges account for less than 3 percent of the oranges available on the Japanese market, while juice imports total only 8 percent of the market.

"Our trading partners must realize that trade is a two-way street," said Helms. "The Japanese government maintains protective tariffs far and above the level necessary, especially for an economy as large and developed as that of Japan's."

"I am satisfied with my meeting with Prime Minister Nakasone. I was encouraged by the tone of his responses. We will have to see what his follow-up will be. He has indicated that he is willing to come to the bargaining table on these trade issues. I look forward to working with him in the future as we attempt to restore equity in our trading relations with Japan."

# Chester sponsors hedging workshop

WEST CHESTER — The Chester County Extension Service and Trade Tech Management, Lancaster, are co-sponsoring a workshop entitled "Introduction to Hedging," scheduled for Tuesday, Feb. 8 from 9:30 a.m. to 3 p.m.

According to Farm Management Agent Robert Solomon, the workshop will be held at Perkins Cake 'N Steak located along Route 41, south of Route 1 in Avondale.

Advance registration is requested.

The cost of the workshop is \$15 per person, and includes lunch and workshop materials. Checks should be made payable to Chester County Extension Association, and mailed to the office at 235 West Market Street, West Chester, PA 19380.

For more information, contact Soloman by calling 215/696-3500.

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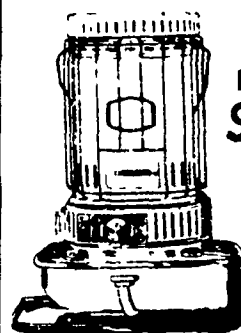
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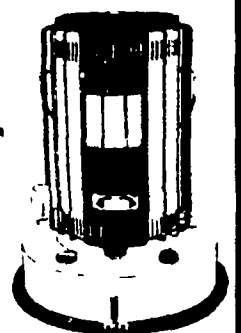
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