

**Susquehanna County Agricultural Land Preservation Board**

**Meeting Agenda February 12, 2025**

**5:30 PM**

**I. Call to Order**

**II. Pledge of Allegiance**

**III. Reorganization – see attached**

**IV. Approval of Minutes**

**V. Communications**

**VI. Public Comment**

**VII. Old Business**

A. DePue Farm Closed 1/23/2025

**VIII. New Business**

A. Vote on proposed changes to Susquehanna County ALPEP Program

- a. Effective Date for changes below.
- b. Page 3 - Increase Appraisal Deposit Fee from \$1200 to \$2200.
- c. Page 2 - Change Application period to run November 1 - March 31 each year.
- d. Page 2 – Update the application, and the page 2 wording of “the application is a two-page form” Change wording to “4 page form” – see attached.
- e. Add Table of Contents page between cover and page 1 – per state recommendation.
- f. Add Act 33 language per state recommendation. – see attached.
- g. Add Resolution from Commissioners per state recommendation.
- h. Next meeting date/future meeting dates – see attached.

B. Edith & Francis Dobitsch Farm application received in Planning 1/30/2025 – see attached.

**IX. Other items of Discussion**

A. Second farm in the process of submitting an application.

**X. Adjournment**

**Next Meeting Wednesday May 14, 2025**

## Reorganization Procedure

The Chairman appoints a Chairman Pro Tem and a Secretary Pro Tem.

Chairman Pro Tem \_\_\_\_\_ asked the Nominating Committee for their report.

The Nominating Committee recommends

\_\_\_\_\_ as Chairman,

\_\_\_\_\_ as Vice-Chairman

\_\_\_\_\_ as Secretary.

Chairman Pro Tem \_\_\_\_\_ called three times for additional nominations from the floor.

If there were none \_\_\_\_\_ moved that nominations be closed, seconded by \_\_\_\_\_ and carried.

Chairman Pro Tem \_\_\_\_\_ instructed the Secretary to cast the unanimous ballot for the slate of officers as presented for Susquehanna County Planning Commission 2025.

Chairman Pro Tem \_\_\_\_\_ closed the Reorganization meeting.

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***MEETING DATES FOR 2025***

**Second Wednesday of the month quarterly:**

**February 12**

**May 14**

**August 13**

**November 12**

**We can meet on additional dates throughout the year, if needed.**

***SUSQUEHANNA COUNTY***  
***FARMLAND PRESERVATION***

**To: Susquehanna County Agricultural Land Preservation Board**  
**From: Patti L. Peltz**  
**Date: January 30, 2025**  
**Subject: Edith & Francis Dobitsch Farm**

Edith & Francis Dobitsch have submitted an application for Farmland Preservation, it was received on 1/30/2025. The farm is located at 1549 State Route 2012, Clifford. The farm is currently being leased, and the crops are being rotated.

The landowner is required by the State of Pennsylvania to register their parcel with Clifford Township Agricultural Security Area. The paperwork for them to register has gone in the mail for them to submit to Clifford Township. After receipt and acceptance by Clifford Township, the farm can then move to the next steps.

The Board can review their application and vote to conditionally accept the farm based on the step above and the farm's ranking and available funding.

The next step would be for staff to visit the farm and meet with the owners to address any questions or concerns they would have with the program and explain to the process.

We would then order an appraisal if the previous steps are in good order. The Board would then review the appraisal. The appraiser in the past for Farmland Preservation was VanFleet Appraisals, Clarks Summit, PA.

Staff Recommendation: Require landowner to register with Clifford Township Agricultural Security Area list.

Conditionally accept the Dobitsch Farm to advance to the next step in the Agricultural Easement Purchase Program based on receipt of the \$100 deposit fee, their soils interpretation, farm ranking, and site visit.

**SUSQUEHANNA COUNTY AGRICULTURAL LAND PRESERVATION BOARD**  
**Application Year 2025**  
**Agricultural Conservation Easement Application Form**

**I. General Information** (Please print)

Name \_\_\_\_\_ Social Security  
# \_\_\_\_\_

Name \_\_\_\_\_ Social Security  
# \_\_\_\_\_

Address \_\_\_\_\_  
(Street/R.D.) (City) (State) (Zip Code)

Telephone #(s) \_\_\_\_\_  
(please include best times to reach)

Person to contact to view Farmland Tract \_\_\_\_\_

\_\_\_\_\_  
(Address, if different from above) (Telephone #)

**II. Farm Information**

County \_\_\_\_\_ Township \_\_\_\_\_

Name of Ag Security Area (township) \_\_\_\_\_

Ag Security Area Book and Page Number  
\_\_\_\_\_

Total acreage of farmland Tract \_\_\_\_\_

Total acres offered for easement purchase: \_\_\_\_\_

Deed reference (s): Volume \_\_\_\_\_ Page \_\_\_\_\_  
Volume \_\_\_\_\_ Page \_\_\_\_\_

Tax Parcel # (s): Number \_\_\_\_\_ Acreage \_\_\_\_\_

Number \_\_\_\_\_ Acreage \_\_\_\_\_

Number \_\_\_\_\_ Acreage \_\_\_\_\_

Directions to farm from nearest State

Route \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**III. Signature (s)**

It is necessary for all farmland owners to give their approval and consent to this application.

I, hereby, authorize the Conservation Plan preparer to release copies of the Conservation Plan and Nutrient Management Plan (Act 6, if applicable), to the County Agricultural Land Preservation Board and the Bureau of Farmland Preservation as required under Act 43 criteria for easement purchase.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that I am \_\_\_\_\_ am not \_\_\_\_\_ a county board member.

#### IV. Crop Production Information

Crop report for crop year \_\_\_\_\_ (on proposed easement acres only)

Commodity	Acres Grown	Avg. Yield	County Avg. Yield (office use)
1. _____			
2. _____			
3. _____			
4. _____			

Total Gross Receipts From Crops \$ \_\_\_\_\_

#### V. Livestock Report for calendar year \_\_\_\_\_

	Livestock	Average numbers	Products sold	Quantity sold
(Example:	Cows	63	Milk	1,129,000#)
1.	_____			
2.	_____			
3.	_____			
4.	_____			

Total Farm Gross Receipts from Livestock \$ \_\_\_\_\_



Total Gross Receipts From Farm Tract \$ \_\_\_\_\_

Total Gross Receipts From Farm Operation \$ \_\_\_\_\_

Total Acreage Farmed (including rented land) \_\_\_\_\_

#### **VI. Conservation Plan**

Date of NRCS Conservation Plan \_\_\_\_\_

Conservation practices currently in use

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#### **VII. General Information**

Length of farm ownership (include continuous years owned by your immediate family such as father, grandfather, great grandfather, brother, sister) \_\_\_\_\_

Do you own other farmland not included in the acreage on this application? Yes or No

Distance from public sanitary sewerage system and public water systems.

- Circle one:
- Water or sewage lines at site
  - Water or sewage lines within ¼ mile
  - Water or sewage lines within ½ mile
  - Water or sewage lines within one mile
  - Water or sewage lines within two miles
  - No water or sewage lines within two miles

Tenure of Ownership:

- Circle one:
- Family farm with two or more generations currently operating
  - Full-time, solo owner/operator

Part-time owner/operator

Owner, non-operator

Condition of farm buildings.

Circle one: Farm buildings in excellent condition

Farm buildings in good condition

There are no farm buildings on the tract

Buildings are in disrepair

Indicate the number of acres in each of the 3 areas below. This should equal the total number of acres you propose for the easement purchase.

Acres of cropland\_\_\_\_\_

Acres of productive pasture & grazing\_\_\_\_\_

Acres of other land (woods & etc.)\_\_\_\_\_

Will there be exclusions from the conservation easement on the property?

Circle one: Yes No

If Yes how many acres will be excluded? \_\_\_\_\_

What is the excluded land being used as at the time of easement purchase?

Circle one: Crop Production Pasture Turf Grass or Yard Forested/ Fallow

### **VIII. Mortgages, Liens and Mineral Rights**

Please list all mortgages, lienholders or owners of mineral rights for the farmland tract offered.

Mortgagees \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Lienholders \_\_\_\_\_

\_\_\_\_\_

Mineral Rights \_\_\_\_\_

Are taxes paid as due on the property? Yes \_\_\_\_\_ No \_\_\_\_\_

The Agricultural Easement Board will obtain the necessary maps at no expense to the applicant.

Soils report and color-coded soils map will be obtained by the Board.

*A one time, non-refundable \$100.00 filing fee must accompany each application for the first year an applicant applies to the Agricultural Conservation Easement Program.  
Make check payable to: Susquehanna County Commissioners.*

\_\_\_\_\_ APPLICANT

\_\_\_\_\_ APPLICANT

\_\_\_\_\_ APPLICANT

\_\_\_\_\_ APPLICANT

\_\_\_\_\_ DATE

2019 Act 33  
AGRICULTURAL AREA SECURITY LAW - PURCHASE OF AGRICULTURAL  
CONSERVATION EASEMENTS

Act of Jul. 1, 2019, P.L. 245, No. 33

Cl. 03

Session of 2019

No. 2019-33

HB 370

AN ACT

Amending the act of June 30, 1981 (P.L.128, No.43), entitled "An act authorizing the creation of agricultural areas," further providing for purchase of agricultural conservation easements.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Section 14.1(c)(6)(iv) and (i)(1)(ii) of the act of June 30, 1981 (P.L.128, No.43), known as the Agricultural Area Security Law, are amended to read:

Section 14.1. Purchase of agricultural conservation easements.

\* \* \*

(c) Restrictions and limitations.--An agricultural conservation easement shall be subject to the following terms, conditions, restrictions and limitations:

\* \* \*

(6) An agricultural conservation easement shall not prevent:

\* \* \*

(iv) Construction and use of structures on the subject land [for the landowner's principal residence or for the purpose of providing necessary housing for seasonal or full-time employees] **for the purpose of a residence for the landowner, an immediate family member or an employee:** Provided, That only one such structure may be constructed on no more than two acres of the subject land during the term of the agricultural conservation easement[.]: **and Provided further, That the owner of the land subject to the agricultural conservation easement may relinquish and extinguish the right of construction and use of structures conferred by this clause by recording, in the office for the recording of deeds in the county in which the land subject to the agricultural conservation easement is located, an affidavit evidencing the intent**

**to relinquish and extinguish which includes a reference to the original deed of easement.**

\* \* \*

(i) Subdivision of land after easement purchase.--

(1) Each county program shall specify the conditions under which the subdivision of land subject to an agricultural conservation easement may be permitted. In no case, however, shall a county program permit a subdivision which will:

\* \* \*

(ii) convert land which has been devoted primarily to agricultural use to another primary use, except that a county program [may] **shall** permit one subdivision for the purpose of [the construction of a principal] **a** residence for the landowner [or], an immediate family member[.] **or an employee, unless the right to the residence has been relinquished and extinguished in accordance with subsection (c) (6) (iv).**

\* \* \*

Section 2. The amendment of section 14.1(c) (6) (iv) and (i) (1) (ii) of the act shall apply retroactively to December 14, 1988.

Section 3. This act shall take effect in 60 days.

APPROVED--The 1st day of July, A.D. 2019.

TOM WOLF