

**Susquehanna County Agricultural Land Preservation Board
Tentative Meeting Agenda November 12, 2025 @ 5:30 PM**

I. Call to Order

II. Pledge of Allegiance

III. Approval of Minutes – see page 2.

IV. Communications

V. Public Comment

VI. Old Business

A. Dobitsch Farm update – see page 5

VII. New Business

A. Members terms expire 12/31/25 – see page 6

VIII. Other items of Discussion

A. 2026 Tentative Meeting dates – see page 7

B. 2025 updates

C. Member concerns or questions

IX. Adjournment

Next Meeting February 11, 2026

**Susquehanna County Agricultural Land
Preservation Board
Minutes May 15, 2025
5:30 PM**

- I. Call to Order:** Chairman Leonard Wheatley called the meeting to order at 5:36 PM. Members present included: Commissioner David Darrow, James Barbour, Matt Holbrook, Gene Hubbard, Allen Scott, William Shay, Doug Sivers. Absent was Samantha Ellsworth. Also attending was Agricultural Easement Program Director Patti Peltz, and Pennsylvania Department of Agriculture, Bureau of Farmland Preservation Director, Stephanie Zimmerman.
- II. Pledge of Allegiance** The pledge of allegiance was said.
- III. Approval of Minutes** – J Barbour made the motion, seconded by G Hubbard to approve the minutes of the February 12, 2025, meeting.
- IV. Communications** – No Communications.
- V. Public Comment:** There was no public comment.
- VI. Old Business**
 - A. Susquehanna County ALPEP Guide updates.
 - B. Dobitsch Farm – Received the \$100 application fee. They are in the process of getting their farm registered in the Agricultural Security Area with Clifford Township. Nothing needs to be voted on at this time. They remain in status quo.
- VII. New Business**
 - A. Adopt the attached map to be added to our County Guide, as a requirement by the State of Pennsylvania regulation 138e.17.
 - W Shay made a motion to accept the attached map,
J Barbour seconded and so carried.
 - B. Vote on proposed changes to Susquehanna County ALPEP Program – see attached narrative of changes.
 - C. Accept and approve the Agricultural Preservation Easement Purchase Program Susquehanna County Guide and send to Pennsylvania State Bureau of Farmland Preservation for our 7-year recertification.

– G Hubbard made a motion to accept changes on the ALPEP Program and to accept and send the updated county guide to the state for recertification. M Holbrook seconded and so carried.

D. Vitale farm application was received on 03/25/25 – see attached.

– W Shay made a motion to rank Vitale Farm as number one to move forward with Agricultural Preservation pending a favorable Conservation Plan and LESA score. Seconded by D Sivers and so carried.

X. Other items of Discussion

D. Stephanie Zimmerman, Director of Pennsylvania Department of Agriculture, Bureau of Farmland Preservation, will briefly discuss the process of bringing a farm into preservation.

E. Discussion for state-certified general real estate appraiser, qualified to appraise for easement purchases.

F. Discussion for surveyors.

G. Staff are in the process of contacting all townships and municipalities and talking with them about Agricultural Preservation and the Agricultural Security Areas.

H. Two federal farms will need to be inspected by June 30, 2025. I will be inspecting those Friday May 23, with a rain date of Friday June 6. Landowners were contacted via certified mail.

–G Hubbard made a motion to decrease the county guide requirements from three inspectors to two. Seconded by D Sivers and so carried.

I. Staff will be attending the Harford Fair. The Susquehanna County Farmland Preservation booth will be in with Susquehanna County Promotion and Tourism. Board members are welcome to staff as available. I will be emailing a schedule in the coming months, and we can create a schedule.

J. Any other questions or concerns from the Board.

a. – concerns were expressed to keep reaching out to all townships and talk with them about their Agricultural Security Areas.

b. – next meeting date was changed from August 13 to August 20, due to the Harford Fair.

XI. **Adjournment** – J Barbour made a motion to adjourn the meeting at 7:16PM, seconded by J Barbour and so carried.

Next Meeting Wednesday August 20, 2025

Minutes Prepared by:

Patti L. Peltz,
Agricultural Easement Program Director

Certified to be a true and correct copy of the minutes of the regular meeting of the Susquehanna County Agricultural Land Preservation Board held on May 15, 2025.

Respectfully Submitted,

Leonard Wheatley, Chairman
Susquehanna County Agricultural Land Preservation Board

To: Farmland Preservation Board
From: Patti L. Peltz
Date: 11/4/2025
Subject: Dobitsch Farm –

Registration in the Agricultural Security Area with Clifford Township was completed and officially recorded with the County on October 20, 2025. We are currently awaiting the establishment of a Conservation Plan with NRCS before proceeding to the next phase.

The farm meets the state's minimum eligibility requirements outlined in the county guide, with a LESA score exceeding the required 50% threshold.

Once the Conservation Plan is finalized, the next step will include a site inspection and a meeting with the landowner to review the farmland preservation process in detail. This will be followed by a title search and appraisal. If all criteria are satisfied and both the title and appraisal meet state and county standards, the Preservation Board may then consider extending an offer to the landowner.

To: Farmland Preservation Board
From: Patti L. Peltz
Date: 11/4/2025
Subject: Term Expirations 12/31/25

The following members' terms expire 12/31/25:

Jim Barbour, At Large Member

David Darrow, Commissioner/At Large Member

Matt Holbrook, Contractor Member

Gene Hubbard, At Large Member

Doug Sivers, At Large Member

Should you be interested in serving an additional one-year term, I will prepare and submit the reappointment request for consideration at a Commissioners' meeting prior to year-end.

2026 Tentative Meeting Dates:

February 11

May 13

August 12

November 11