



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

### AGRICULTURAL PROTECTION DISTRICT REPORT

February 22, 2022

#### Background

An Agricultural District provides protection for farmers against nuisance lawsuits, defer expensive development assessments until the land is changed to a non-agriculture use, and offers state scrutiny of local eminent domain acquisitions in certain cases. Placing property in an Agricultural District allows a farm to continue to operate without incurring unreasonable pressures from urbanization.

To qualify, the land must be in agricultural production and be comprised of tracts, lots or parcels that are at least 10 acres in size or have generated an average gross income of at least \$2,500 during the past three years.

When the property is located within the boundaries of a municipal corporation, a public hearing must be held by the municipal council to consider the appropriateness of authorizing or renewing the Agricultural District designation. It must be determined that Agricultural District designation would not present a substantial adverse effect on the provision of municipal services, efficient use of land, orderly growth and development of the municipal corporation or the public health, safety or welfare.

#### Application: Pack

<b>Owner:</b>	Robert L. Pack, Trustee
<b>Owner's Address:</b>	7754 Cumberland Circle, Canal Winchester, Ohio 43110
<b>Parcel Number:</b>	063-148248-00.000 & 063-140526-01.000
<b>Property Location:</b>	Summit Road SW
<b>Acres:</b>	19.25 acres (total)

#### Staff Review

- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned R-87 – Medium-Low Density Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	R-87 – Medium-Low Density Residential
East	R-87 – Medium-Low Density Residential
South	RR – Rural Residential
West	R-87 – Medium-Low Density Residential

- Future Land Use Map: The subject properties are recommended for Conservation Suburban. Surrounding properties are designated as follows:

<b>Direction</b>	<b>Future Land Use Designation</b>
North	Conservation Suburban
East	Conservation Suburban
South	Schools
West	Conservation Suburban

- Area Development: None
- Infrastructure Plans: None
- Comments: Staff has no objections to this application.



**APPLICATION FOR PLACEMENT OF FARMLAND  
IN AN AGRICULTURAL DISTRICT**

R.C. Section 929.02

**(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)**

New Application \_\_\_\_\_  
Renewal Application

A. Owner's Name: PACK ROBERT L TRUSTEE

Owner's Address: 7754 CUMBERLAND CIR CANAL WINCHESTER OH 43110-8906

Description of land as shown on property tax statement: \_\_\_\_\_

Location of Property \_\_\_\_\_ Licking  
Street or Road \_\_\_\_\_ County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
<u>PATASKALA LK HGHTS LSD-WLJFD</u>	<u>063-148248-00.000</u>	<u>5.0000</u>
<u>PATASKALA LK HGHTS LSD-WLJFD</u>	<u>063-140526-01.000</u>	<u>14.2500</u>
<b>TOTAL # OF ACRES:</b>		<b>19.2500</b>

- B. Does any of the land lie within a municipal corporation limit? Yes  No \_\_\_\_\_  
If **YES, REMEMBER** a copy of this application must be submitted to the Clerk of the municipal legislative body.
- C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?  
Yes  No \_\_\_\_\_ If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber & nursery stock			
Land Retirement Program pursuant to an agreement with a federal agency			
Conservation Program pursuant to an agreement with a federal agency			
Building Areas devoted to agricultural production			
Roads, building areas, and all other non agricultural areas			
Total Acres			

- D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government: Yes  No \_\_\_\_\_

If "NO", complete the following:

1. Attach evidence of the gross income for each of the past three (3) years, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred Dollars or more, evidence must be attached showing the anticipated gross income.

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct report.

Signature of Owner: Helen V. Pack Date: 11/10/2021

**BELOW THIS LINE FOR OFFICIAL USE ONLY**

Date filed with County Auditor: \_\_\_\_\_

County Auditor's Signature: \_\_\_\_\_

Date Filed (if required) with Clerk of Municipal Corporation: January 24, 2022

Clerk's Signature: Patty M. Harkins

**Action of legislative body of Municipal Corporation**

Application Approved \_\_\_\_\_, Approved with Modifications \_\_\_\_\_, \* Rejected \_\_\_\_\_ \*

Date of Legislative Action \_\_\_\_\_, Clerk's Signature \_\_\_\_\_

\*if modified or rejected, attach reason for modification or rejection



# Michael L. Smith

## Auditor, Licking County, Ohio

**STRYKER PROPERTIES LLC**  
**SUMMIT RD**

Parcel #: 063-140526-01.000

Rt #: 063-003.00-033.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
 School District: LICKING HEIGHTS LSD  
 Neighborhood: 07500 Pataskala -- NW Quarter  
 Classification: 512 Single family unplatted 10-19.  
 Acreage:  
 Property Desc: 14.251 AC SEC 4 R15 T1 Q2

1 of 1



### ATTRIBUTES

Story Height:  
 Exterior Wall:  
 Heating:  
 Cooling:  
 Basement:  
 Attic:  
  
 Total Rooms:  
 Bedrooms:  
 Family Rooms:  
 Dining Rooms:  
  
 Full Baths:  
 Half Baths:  
 Other Fixtures:  
  
 Year Built:  
 Finished Living Area:  
  
 Fireplace Openings:  
 Fireplace Stacks:  
  
 Basement Garage(s):  
 Basement Finished: No

### AREA

First Floor:  
 Upper Floor:  
 Attic:  
 Half Story:  
 Crawl:  
 Basement:

VALUES (by tax year)		Land	Improvement	Total
2020	Market	121,100	0	121,100
	CAUV	12,170	0	12,170
2019	Market	110,100	0	110,100
	CAUV	24,490	0	24,490
2018	Market	110,100	0	110,100
	CAUV	24,490	0	24,490

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
12/09/2021	2	TD - TRUSTEES/DEED OF TRUST	554295.00	4922	Y	Y	PACK ROBERT L TRUSTEE
09/15/2021	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	PACK HELEN V (TOD)
08/22/2008	2	EX - EXEMPT CONVEYANCE	0.00		N	N	PACK HELEN V
05/03/2002	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
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### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	136.63	136.63	273.26
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	136.63	136.63	273.26
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	136.63	136.63	273.26



# Michael L. Smith

## Auditor, Licking County, Ohio

**STRYKER PROPERTIES LLC**  
**3629 SUMMIT RD**

Parcel #: 063-148248-00.000

Rt #: 063-003.00-034.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
 School District: LICKING HEIGHTS LSD  
 Neighborhood: 07500 Pataskala -- NW Quarter  
 Classification: 512 Single family unplatted 10-19.  
 Acreage:  
 Property Desc: 5.00 AC SEC 4 R15 T1 Q2

1 of 1



### ATTRIBUTES

Story Height: 2  
 Exterior Wall: Frame  
 Heating: Central Warm Air  
 Cooling: None  
 Basement: Pt Bsmt/Pt Crawl  
 Attic: None

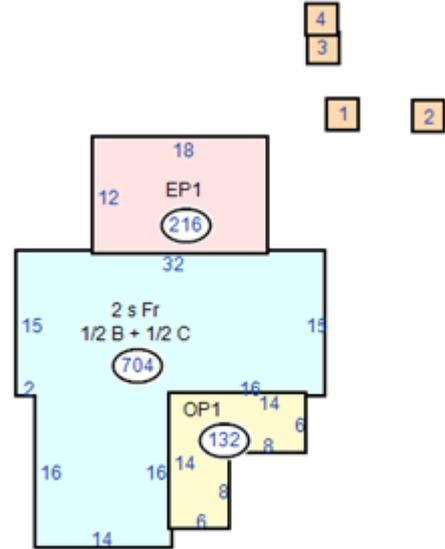
Total Rooms: 6.0  
 Bedrooms: 3.0  
 Family Rooms:  
 Dining Rooms: 1.0

Full Baths: 1.0  
 Half Baths: 0.0  
 Other Fixtures: 0.0

Year Built: 1900  
 Finished Living Area: 1,408

Fireplace Openings: 0.0  
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0  
 Basement Finished: No



### AREA

First Floor: 704  
 Upper Floor: 704  
 Attic: 0  
 Half Story: 0  
 Crawl: 352  
 Basement: 352

### VALUES

(by tax year)		Land	Improvement	Total
2020	Market	71,500	69,500	141,000
	CAUV	42,030	0	42,030
2019	Market	64,700	60,400	125,100
	CAUV	41,750	0	41,750
2018	Market	64,700	60,400	125,100
	CAUV	41,750	0	41,750

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
12/09/2021	2	TD - TRUSTEES/DEED OF TRUST	554295.00	4922	Y	N	PACK ROBERT L TRUSTEE
09/15/2021	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	PACK HELEN V (TOD)
08/22/2008	2	EX - EXEMPT CONVEYANCE	0.00		N	N	PACK HELEN V
05/03/2002	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 SH8 - Shed - Personal Property	1900	0	0
1 GD8 - Detached Fr, Stco or Pole Garage	1900	780	6,200
3 PB1 - Pole Barn Average Dflr 4 Side	1940	432	1,600
4 LT1 - Lean To	1940	336	800

### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1252.10	1252.10	2504.20
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	1252.10	1252.10	2504.20
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1252.10	1252.10	2504.20

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