



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

February 21, 2023

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: Middleton Farms, LLC

Owner:	Middleton Farms, LLC
Owner's Address:	22 New Albany Farms, New Albany, Ohio 43054
Parcel Numbers:	063-140616-00.002 & 063-14061000.000
Property Locations:	0 Mink Street & 3676 Old Maids Lane
Acres:	111.17 acres (Total)

Staff Review

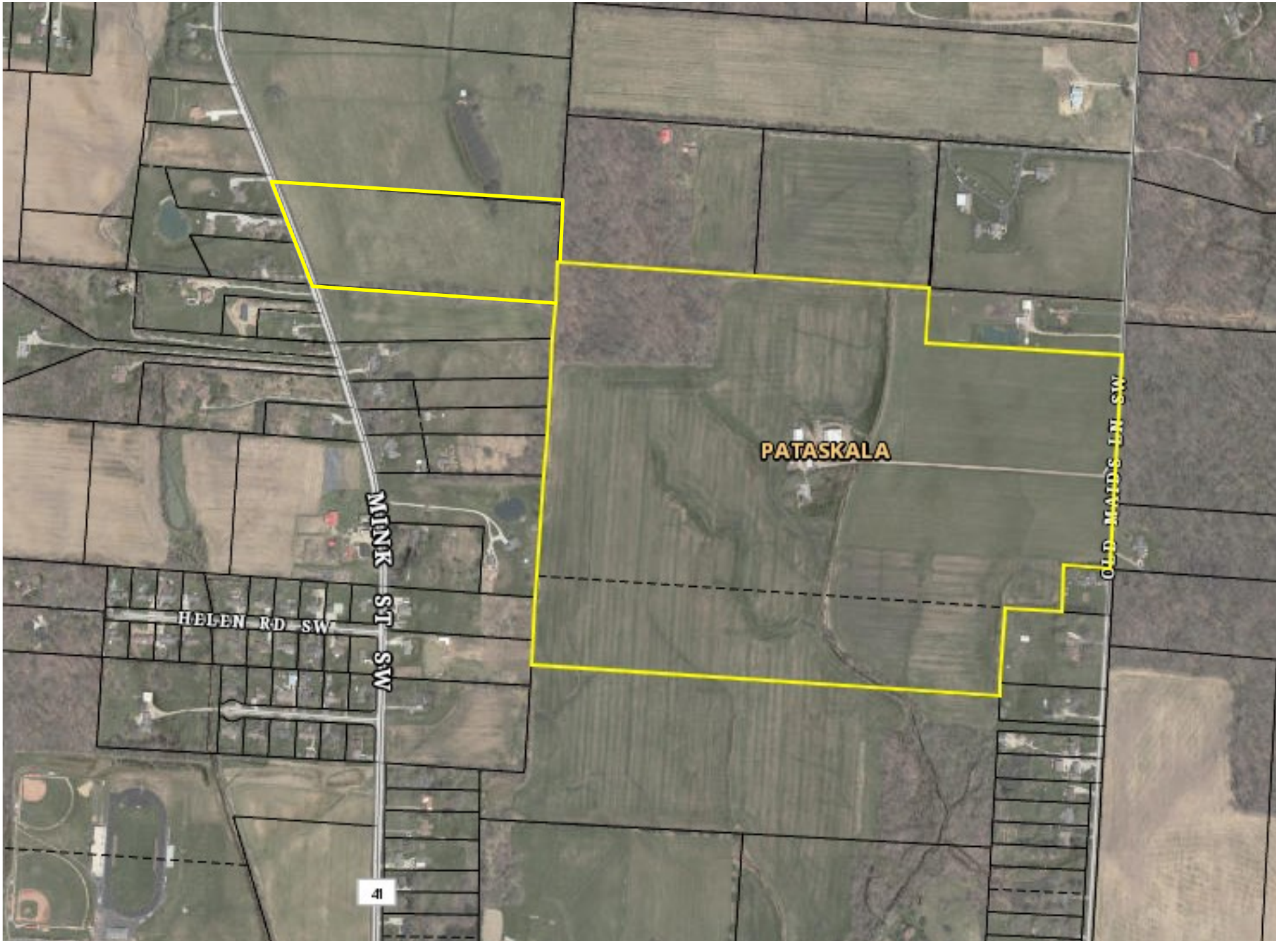
- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agricultural. Surrounding properties are zoned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

Direction	Zoning
North	AG - Agricultural
East	AG - Agricultural
South	AG – Agricultural/R-87 – Medium-Low Density Residential
West	AG – Agricultural/R-87 – Medium-Low Density Residential

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

Direction	Future Land Use Designation
North	Conservation Rural
East	Conservation Rural
South	Conservation Rural
West	Conservation Rural/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: MIDDLETON FARMS LLC

Owner's Address: 22 NEW ALBANY FARMS NEW ALBANY OH 43054

Description of land as shown on property tax statement: _____

Location of Property Minkld, Old Maid's Lane Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140616-00.002	12.1800
PATASKALA LK HGHTS LSD-WLJFD	063-140610-00.000	98.9900
TOTAL # OF ACRES:		111.1700

- 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	97.89	97.89	97.89
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 / woods / road / creek	13.28	13.28	13.28
Total Acres	111.17	111.17	111.17

- 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: _____ Date: 1/23/2023

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: 1-27-2023

Clerk's Signature: Kathy M. Hawkins

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

MIDDLETON FARMS LLC
MINK ST

Parcel #: 063-140616-00.002

Rt #: 063-003.00-007.002

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07500 Pataskala -- NW Quarter
 Classification: 110 CAUV Vacant land
 Acreage:
 Property Desc: 12.186 AC SEC 4 R15 T1 Q2

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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
2021	Market	112,500	0	112,500
	CAUV	6,780	0	6,780
2020	Market	0	0	0
	CAUV	0	0	0
2019	Market	0	0	0
	CAUV	0	0	0

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
05/27/2021	1	WD - WARRANTY	225441.00	1776	N	Y	NICHOLS JODY D
04/13/2021	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	NICHOLS JODY D ET AL

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	74.54	74.54	149.08
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	74.54	74.54	149.08
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	74.54	74.54	149.08



Michael L. Smith

Auditor, Licking County, Ohio

MIDDLETON FARMS LLC
3676 OLD MAIDS LN

Parcel #: 063-140610-00.000

Rt #: 063-003.00-002.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07500 Pataskala -- NW Quarter
 Classification: 111 CAUV general farm
 Acreage:
 Property Desc: 98.9926 AC

1 of 1



ATTRIBUTES

Story Height: 1
 Exterior Wall: Brick
 Heating: Central Warm Air
 Cooling: Central
 Basement: Full Basement
 Attic: None

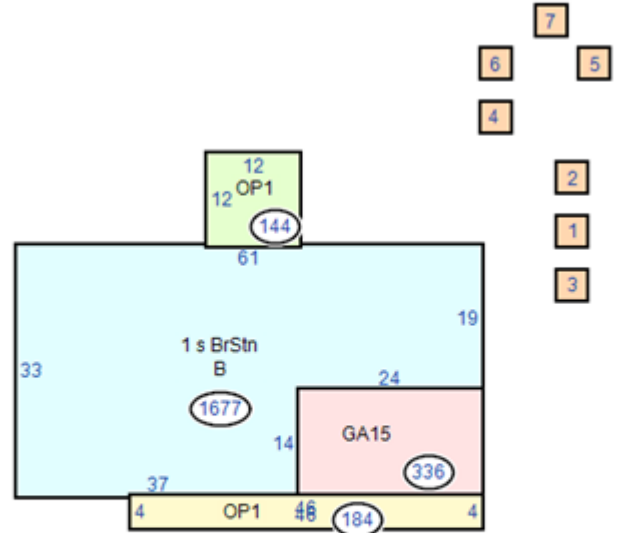
Total Rooms: 5.0
 Bedrooms: 3.0
 Family Rooms:
 Dining Rooms: 0.0

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

Year Built: 1966
 Finished Living Area: 1,677

Fireplace Openings: 1.0
 Fireplace Stacks: 1.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 1,677
 Upper Floor: 0
 Attic: 0
 Half Story: 0
 Crawl: 0
 Basement: 1,677

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	965,000	231,100	1,196,100
	CAUV	111,450	0	111,450
2020	Market	965,000	231,100	1,196,100
	CAUV	111,450	0	111,450
2019	Market	714,800	192,600	907,400
	CAUV	183,860	0	183,860

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
07/10/2006	1 WD - WARRANTY	1100000.00	2293	Y	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
4 PB1 - Pole Barn Average Dflr 4 Side	1960	1,350	6,500
3 LT1 - Lean To	1960	3,024	7,300
1 PB1 - Pole Barn Average Dflr 4 Side	1969	3,696	29,000
5 SH1 - Shed	1969	1,800	20,800
2 MK1 - Milk House	1960	320	4,400
6 SH1 - Shed	1969	1,800	17,000
7 SI3 - Silo - No Roof	1960	420	5,100

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	3770.68	3770.68	7541.36
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	3770.68	3770.68	7541.36
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	3770.68	3770.68	7541.36