



# 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: John S. Wearstler

<b>Owner:</b>	John S. Wearstler
<b>Owner's Address:</b>	1549 Northcrest Avenue, Columbus, Ohio 43220
<b>Parcel Number:</b>	063-140898-00.000
<b>Property Location:</b>	0 Broad Street SW
<b>Acres:</b>	49.92 acres

### Staff Review

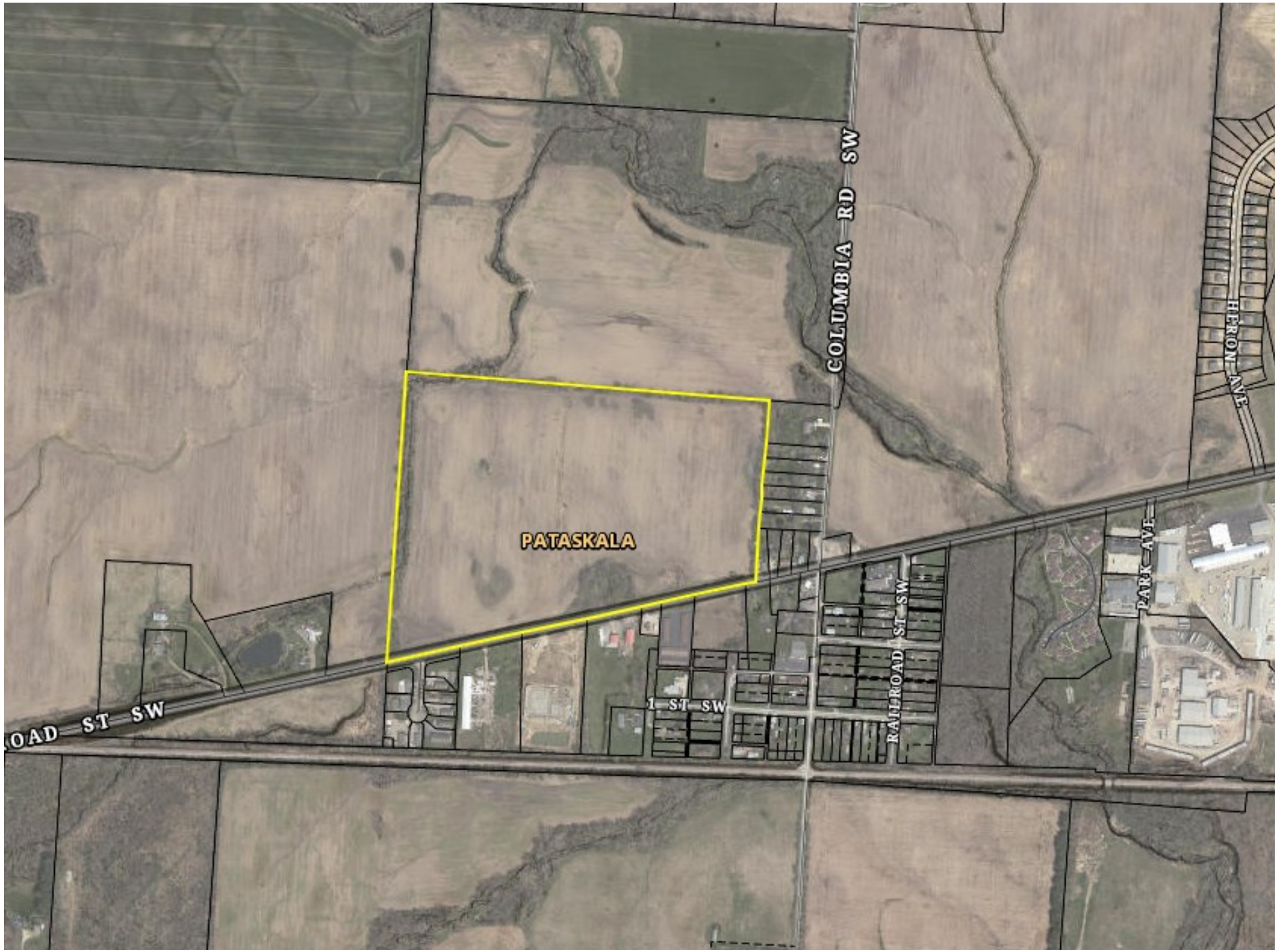
- Average Gross Income Qualification: The property is enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject property is zoned AG - Agricultural. Surrounding properties are zoned as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

Direction	Zoning
North	AG - Agricultural
East	R-20 – Medium Density Residential/LB – Local Business
South	R-87 – Medium-Low Density Residential
West	LB – Local Business/ GB – General Business

- Future Land Use Map: The subject property is recommended for Village Mixed Use. Surrounding properties are designated as follows:

<b>Direction</b>	<b>Future Land Use Designation</b>
North	Agricultural Easement
East	Village Mixed Use
South	Village Mixed Use
West	Medium Density Mixed Use

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



**PATASKALA**

COLUMBIA RD SW

ROAD ST SW

1 ST SW

RAILROAD ST SW

PARK AVE

HERON AVE

**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: WEARSTLER JOHN S

Owner's Address: 1549 NORTHCREST AVE COLUMBUS OH 43220

Description of land as shown on property tax statement: 49.92 AC DEFERRED S/A T-820 # T-8139 AGRICULT

Location of Property STATE ROUTE 16 POTASKALA BROAD STREET ZIP 43062 Licking County

TAX DISTRICT(S) PATASKALA LK HGHTS LSD-WLJFD PARCEL NUMBER(S) 063-140898-00.000 # OF ACRES 49.9200

FRED HENDREN (TRIF FARMS LLC) FARMSTEAD, 3225 BEECH ROAD, JOHNSTOWN, OHIO 43031 TOTAL # OF ACRES: 49.9200

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
<u>Cropland (ALSO SMALL PERIMETER TREE AREA)</u>	<u>48.57</u>	<u>48.57</u>	<u>48.57</u>
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 <u>TREE AREA</u>	<u>1.35</u>	<u>1.35</u>	<u>1.35</u>
Total Acres	<u>49.92</u>	<u>49.92</u>	<u>49.92</u>

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: John S. Wearstler Date: January 17, 2023  
614-549-9519  
john@wearstler.com 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: 1-23-2023  
Clerk's Signature: Ruthy M. Haskin

**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

**WEARSTLER JOHN S**  
**BROAD ST**

Parcel #: 063-140898-00.000

Rt #: 063-007.00-011.000

1 of 1

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
 School District: LICKING HEIGHTS LSD  
 Neighborhood: 07700 Pataskala -- SE Quarter  
 Classification: 110 CAUV Vacant land  
 Acreage:  
 Property Desc: 49.92 AC DEFERRED S/A T-820 & T-8139



### 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	459,000	0	459,000
	CAUV	56,630	0	56,630
2020	Market	459,000	0	459,000
	CAUV	56,630	0	56,630
2019	Market	340,000	0	340,000
	CAUV	102,190	0	102,190

### SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
02/19/2008	1 EX - EXEMPT CONVEYANCE	0.00		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	623.31	623.31	1246.62
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	623.31	623.31	1246.62
Payments	0.00	623.31	623.31	1246.62
Net Due	0.00	0.00	0.00	0.00