



AGRICULTURAL PROTECTION DISTRICT REPORT

April 3, 2017

Background

An Agricultural District provides protection against nuisance suits over farm operations, deferment of tax assessments on land to build sewer and water lines, and allows for additional review if land is taken by eminent domain for a public purpose.

*Planning and Zoning
Department*

The increasing number of nonfarm residences in rural areas has resulted in more nuisance suits over commonly accepted farm practices such as applying manure and pesticides. 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: Kucharski

Owner:	Richard Kucharski
Owner's Address:	PO Box 201, Alexandria, OH 43001
Parcel Number:	063-141072-00.000
Property Location:	Summit Road SW
Acres:	29 Acres

Staff Review

- Average Gross Income Qualification: This 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 R-87 – Medium-Low Density Residential. Surrounding properties are zoned as follows:

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

- Future Land Use Map: The subject property is designated for Agriculture/Low Density Residential. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Agriculture/Low Density Residential
East	Agriculture/Low Density Residential
South	Agriculture/Low Density Residential
West	Agriculture/Low Density Residential

- Area Development: There is no development occurring in this area.
- Infrastructure Plans: There are no plans for infrastructure improvements at this time.
- 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 X

A. Owner's Name: KUCHARSKI RICHARD T

Owner's Address: PO BOX 201 ALEXANDRIA OH 43001-0201

Description of land as shown on property tax statement _____

Location of Property _____ Licking
Street or Road _____ County

TAX DISTRICT(S)

PATASKALA LK HGHTS LSD-WLJFD

PARCEL NUMBER(S)

063-141072-00.000

OF ACRES

29.0000

TOTAL # OF ACRES: 29.0000

B. Does any of the land lie within a municipal corporation limit? NO 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: [Signature] Date: MARCH 3, 2017

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: March 8, 2017

Clerk's Signature: [Signature]

Action of legislative body of Municipal Corporation

Application Approved _____, Approved with Modifications _____, * Rejected _____ *

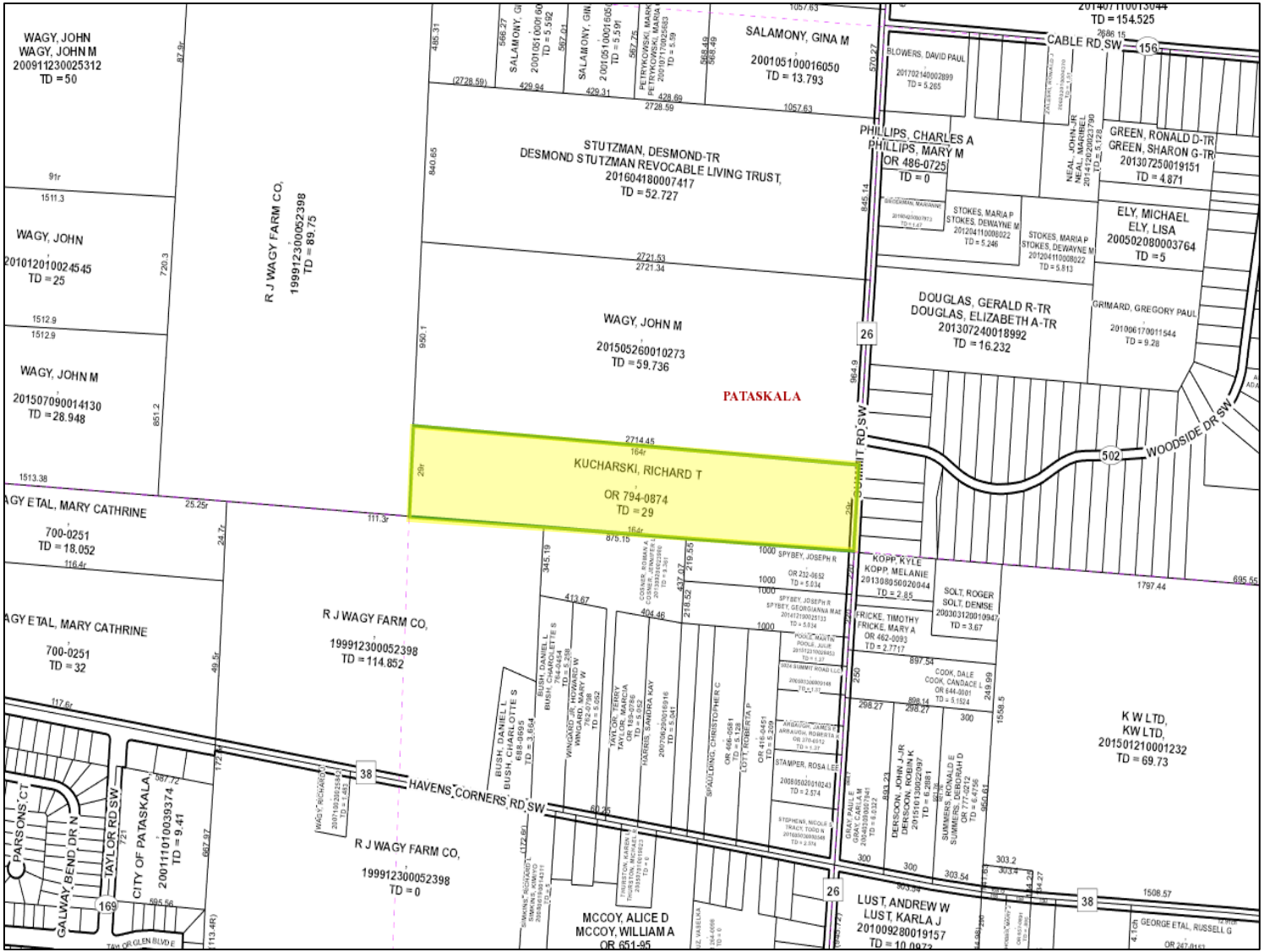
Date of Legislative Action _____, Clerk's Signature _____

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

RECEIVED

MAR - 3 2017

Michael L. Smith, Auditor
Licking Co., Ohio



WAGY, JOHN
WAGY, JOHN M
200911230025312
TD = 50

WAGY, JOHN
201012010024545
TD = 25

WAGY, JOHN M
201507090014130
TD = 28.948

WAGY ETAL, MARY CATHRINE
700-0251
TD = 18.052

WAGY ETAL, MARY CATHRINE
700-0251
TD = 32

CITY OF PATASKALA
200111010039374
TD = 9.41

R J WAGY FARM CO,
199912300052398
TD = 89.75

R J WAGY FARM CO,
199912300052398
TD = 114.852

R J WAGY FARM CO,
199912300052398
TD = 0

PATASKALA
KUCHARSKI, RICHARD T
OR 794-0874
TD = 29

STUTZMAN, DESMOND-TR
DESMOND S STUTZMAN REVOCABLE LIVING TRUST,
201604180007417
TD = 52.727

WAGY, JOHN M
201505260010273
TD = 59.736

SALAMONY, GINA M
200105100016050
TD = 13.793

201407110015044
TD = 154.525

GREEN, RONALD D-TR
GREEN, SHARON G-TR
201307250019151
TD = 4.871

ELY, MICHAEL
ELY, LISA
200502080003764
TD = 5

DOUGLAS, GERALD R-TR
DOUGLAS, ELIZABETH A-TR
201307240018992
TD = 16.232

GRIMARD, GREGORY PAUL
201006170011544
TD = 9.28

PHILLIPS, CHARLES A
PHILLIPS, MARY M
OR 486-0725
TD = 0

STOKES, MARIA P
STOKES, DENYSHE W
201204110008222
TD = 5.246

STOKES, MARIA P
STOKES, DEWAYNE M
201204110008222
TD = 5.813

KOPP, KYLIE
KOPP, MELANIE
201308050020944
TD = 2.85

FRICKE, TIMOTHY
FRICKE, MARY A
OR 462-0093
TD = 2.7717

COOK, DALE
COOK, CAROL L
OR 644-9001
TD = 5.1524

KW LTD,
KW LTD,
201501210001232
TD = 69.73

MCCOY, ALICE D
MCCOY, WILLIAM A
OR 651-95

LUST, ANDREW W
LUST, KARLA J
201009280019157
TD = 10.0822

GEORGE ETAL, RUSSELL G
OR 267-0111

OnTrac[®] Summary Information For The 2016 Tax Year



Parcel Number: 063-141072-00.000

Owner: KUCHARSKI RICHARD T

Address: 4742 SUMMIT RD PATASKALA 43062

Tax District: 063 PATASKALA LK HGHTS LSD-WLJFD

2016 Rates: 86.61000 (Full) / 77.99956 (Effective)

Land Use: 110 CAUV Vacant land

Class: Agricultural

Legal Description: 29.00 AC SEC 6

Mailing Address: KUCHARSKI RICHARD T

PO BOX 201

ALEXANDRIA OH 43001

Market Land Value: \$245,900

Market Improvement Value: \$

Total Market Value: \$245,900

Market CAUV Value: \$83,100

Market Improvement Value: \$

Total CAUV Value: \$83,100

Sale Date:

Sale Amount: \$0

Deed Type:

Conveyance Number:

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No