



AGRICULTURAL PROTECTION DISTRICT REPORT

February 20, 2018

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: Wearstler

Owner:	John Wearstler
Owner's Address:	1549 Northcrest Ave., Columbus, OH 43220
Parcel Number:	064-140898-00.000
Property Location:	East Broad Street
Acres:	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 - Agriculture. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG – Agriculture
East	LB – Local Business & R-20 – Medium Density Residential
South	LB – Local Business & GB – General Business
West	AG – Agriculture

- Future Land Use Map: The subject property is designated for Office & Retail. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Office
East	Retail
South	Office & Mixed-Use
West	Light Industrial

- 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.

(copy)

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

2782
FILE NUMBER

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: 1649 NORTHCREST AVE COLUMBUS OH 43220
 Description of land as shown on property tax statement: EAST BROAD STREET, PATASKALA, OHIO 4306
 Location of Property S.R. 16 Street or Road BROAD STREET Licking County

TAX DISTRICT(S) PATASKALA LK HGHTS LSD-WLJFD PARCEL NUMBER(S) 083-140898-00.000 # OF ACRES 49.9200
 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: FREED HENDREN (TRIH FARMS LLC) 3915 BEECH ROAD WILMINGTON OHIO 43083

	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: John S. Wearstler Date: January 19, 2018
614-451-5394

ajwearstler@gmail.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: _____
 Clerk's 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





200802190003659
 Pgs: 2 \$28.00 T20080003478
 02/19/2008 11:13AM MEPPDIRKEN VOE
 Bryan A. Long
 Licking County Recorder

PC-E-12.1 (Rev. 9-2000)

PROBATE COURT OF FRANKLIN COUNTY, OHIO
LAWRENCE A. BELSKIS, JUDGE

ESTATE OF Betty C. Glandon, DECEASED

CASE NO. 524714

CERTIFICATE OF TRANSFER

NO. 2

[Check one of the following]

Decedent died intestate.

Decedent died testate.

Decedent died on July 30, 2007 owning the real property described in this certificate. The persons to whom such real property passed by devise, descent or election are as follows:

Name	Residence Address	Transferee's share of decedent's interest
John S. Wearstler	1549 Northcrest Ave. Columbus, OH 43220	Entire



0115PA00700000058000

CONDITIONAL APPROVAL FOR THIS TRANSFER
 CORRECTION REQUIRED FOR NEXT TRANSFER
 TIM LULLO, LICKING COUNTY ENGINEER

[Signature] 2-19-08

FILED #3
JAN 08 2008
 LAWRENCE A. BELSKIS
 PROBATE JUDGE

[Complete if applicable] The real property described in this certificate is subject to a charge of \$ _____ in favor of decedent's surviving spouse, _____ in respect of the unpaid balance of the specific monetary share which is part of the surviving spouse's total intestate share.

FILED #3
JAN 08 2008
LAWRENCE A. BELSKIS
PROBATE JUDGE

PROBATE COURT OF FRANKLIN COUNTY, OHIO
LAWRENCE A. BELSKIS, JUDGE

CASE NO. 524714

The legal description of decedent's interest in the real property subject to this certificate is: [use extra sheets, if necessary]. Being an undivided three-fourths interest in:

Real estate situated in the County of Licking in the State of Ohio,
and in the Township of Pataskala,

Being a part of the Fourth Quarter of the First Township and 15 Range, U. S. M. Lands; beginning at a point in the center of the Columbus and Granville Road (now known as the Columbus and Newark Pike) at the east line of lands formerly owned by Jesse S. Green (now George Tussing) thence north along the east line of said Jesse S. Green land, 89.36 rods; thence east one hundred and eight rods more or less to a point; thence southeasterly direction twenty seven and 06/100 rods to the center of what is called the Johnstown and Lancaster road; thence south along the center of said road 31.25 rods to the center of said Columbus and Newark Pike; thence southwesterly along the center of said pike to the place of beginning containing 56.50 acres more or less.

Excepting from the above-described tract the following parcel of land, beginning in the center of the said the Columbus and Granville Road, at the northwest corner of land formerly owned by Steven Childs. Said point being the intersection of the said Columbus and Granville road on the said the Johnstown and Lancaster road, thence north 31.25 rods to a corner; thence northwest 27.06 rods to a post; thence west 1.04 rods to a post; thence south 54 rods more or less to the center of the said Columbus and Granville Road (now the Columbus and Newark Pike) thence in a northeasterly direction along the center of said Columbus and Newark Pike to the place of beginning containing five (5) acres, be the same more or less. The amount of land intended to be conveyed by this deed being 51.50 acres be the same more or less, and being a part of the same premises conveyed by William M. Gray and Amber Gray his wife to George Sherman by deed recorded in Volume 243, page 472. Licking County Deed Records.

Parcel No: ⁶³⁻44-140898-00.000

PRIOR D^B 824 p 342

ISSUANCE

This Certificate of Transfer is issued this 8th day of JANUARY, 2008.

SEC.319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY ME EX-N

Lawrence A. Belskis
LAWRENCE A. BELSKIS
Judge

CERTIFICATION

I certify that this document is a true copy of the original Certificate of Transfer No. 2 issued on JAN 08 2008 and kept by me as custodian of the official records of this Court.

JAN 08 2008
Date

Lawrence A. Belskis
Judge

TRANSFERRED
Date February 19, 2008
J. Terry Evans
Licking County Auditor

By [Signature]
Deputy Clerk