



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

February 4, 2019

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: Geiger

Owner:	William H. and Barbara J. Geiger
Owner's Address:	3290 Mink Street SW, Pataskala, Ohio 43062
Parcel Number:	063-140670-00.000
Property Location:	3290 Mink Street
Acres:	14.04 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 R-87 – Medium-Low Density Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	R-87 – Medium-Low Density Residential
East	AG - Agricultural
South	R-87 – Medium-Low Density 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 currently occurring in the 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

A. Owner's Name: GEIGER WILLIAM H & BARBARA J

Owner's Address: 3290 MINK ST SW PATASKALA OH 43062

Description of land as shown on property tax statement: _____

Location of Property _____

Street or Road _____

Licking
County

TAX DISTRICT(S)

PATASKALA EIGHTH LSD WLPB

PARCEL NUMBER(S)

063-140670-00.000

OF ACRES

14.0400

TOTAL # OF ACRES:

14.0400

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: William H. Geiger Barbara J. Geiger

Date: 1-24-19

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: 1-23-2019

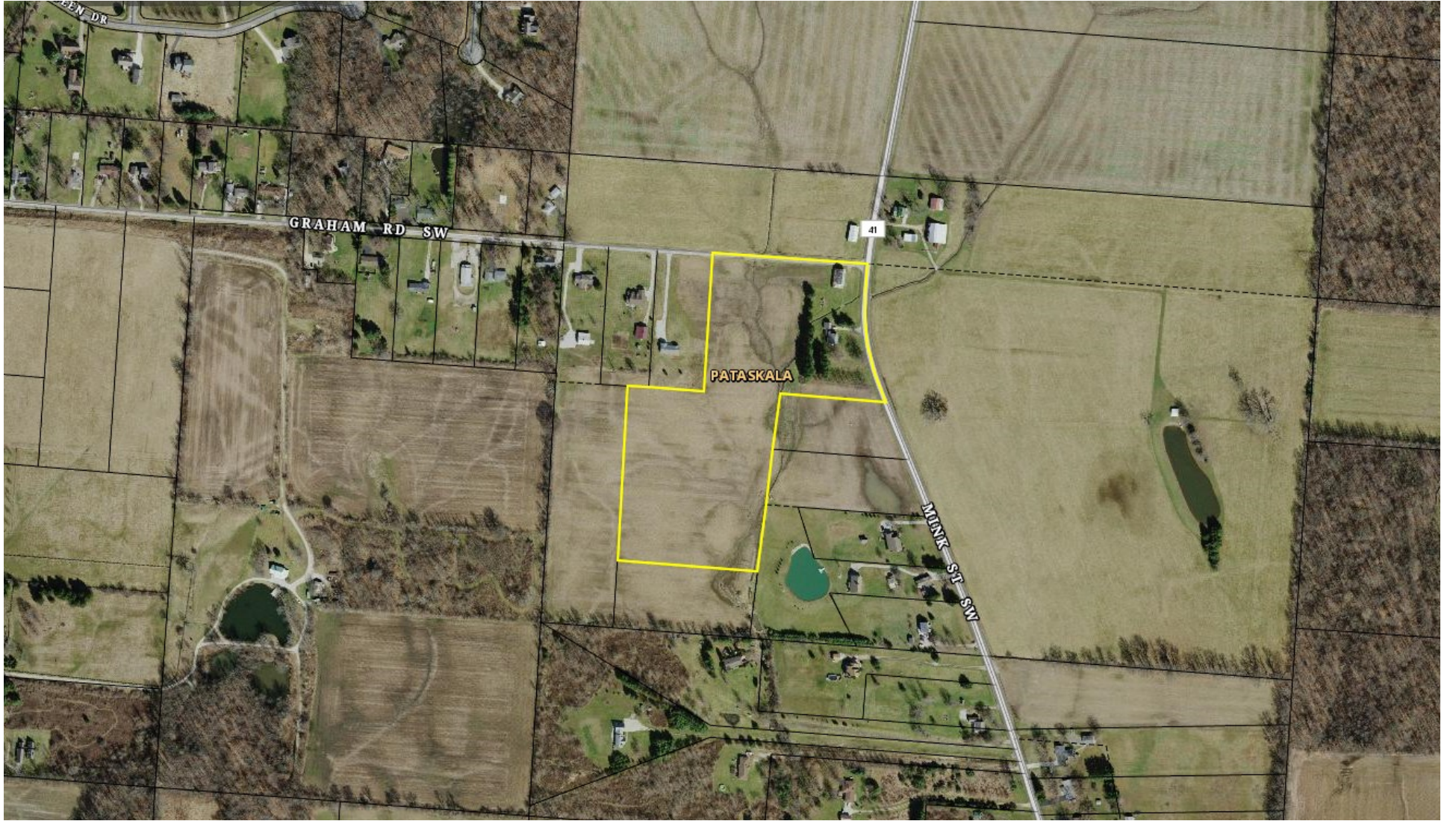
Clerk's Signature: Randy M. Haskins

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

GEIGER WILLIAM H & BARBARA J
3290 MINK ST PAT

Parcel #: 063-140670-00.000

Rt #: 063-003.00-027.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07500 Pataskala-Vil-Maps 3 & 4
 Classification: 512 Single family unplatted 10-19.
 Acreage:
 Property Desc: 14.047 AC SEC 4 PT

1 of 1



ATTRIBUTES

Story Height: 1
 Exterior Wall: Frame
 Heating: Central Warm Air
 Cooling: None
 Basement: Pt Bsmt/Pt Crawl
 Attic: None

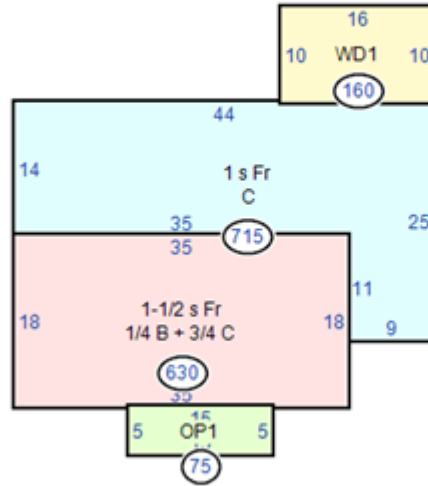
Total Rooms: 6.0
 Bedrooms: 3.0
 Family Rooms:
 Dining Rooms: 0.0

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

Year Built: 1850
 Finished Living Area: 1,849

Fireplace Openings: 1.0
 Fireplace Stacks: 1.0

Basement Garage(s): 0.0
 Basement Finished: No



1

2

AREA

First Floor: 1,345
 Upper Floor: 0
 Attic: 0
 Half Story: 504
 Crawl: 1,187
 Basement: 158

VALUES

(by tax year)		Land	Improvement	Total
Market		135,900	71,900	207,800
2017 CAUV		62,320	0	62,320
Market		135,900	71,900	207,800
2016 CAUV		62,320	0	62,320
Market		127,600	36,100	163,700
2015 CAUV		68,390	0	68,390

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
02/26/2016	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	GEIGER WILLIAM H & BARBARA JOANN
02/26/2016	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	GEIGER WILLIAM H & BARBARA JOANN
02/26/2016	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	GEIGER WILLIAM H & BARBARA JOANN
02/26/2016	1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	GEIGER WILLIAM H & BARBARA JOANN

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 GD8 - Detached Fr, Stco or Pole Garage	1950	520	4,700
2 FB1 - Flat Barn	1950	2,376	2,600

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1300.33	1300.33	2600.66
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	1300.33	1300.33	2600.66
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1300.33	1300.33	2600.66

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