



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### AGRICULTURAL PROTECTION DISTRICT REPORT

March 18, 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: Broering

|                           |                                |
|---------------------------|--------------------------------|
| <b>Owner:</b>             | Frank E. and Karen E. Broering |
| <b>Owner's Address:</b>   | 5810 Columbia Road SW          |
| <b>Parcel Number:</b>     | 063-140874-00.000              |
| <b>Property Location:</b> | 5810 Columbia Road SW          |
| <b>Acres:</b>             | 10 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 properties are zoned AG – Agricultural. Surrounding properties are zoned as follows:

| Direction | Zoning            |
|-----------|-------------------|
| North     | AG – Agricultural |
| East      | AG – Agricultural |
| South     | AG – Agricultural |
| West      | AG – Agricultural |

- Future Land Use Map: The subject property is designated for Low-Medium Density Residential (R-87). Surrounding properties are designated as follows:

| Direction | Future Land Use Designation           |
|-----------|---------------------------------------|
| North     | Agriculture/Low Density Residential   |
| East      | Low-Medium Density Residential (R-87) |
| South     | Low-Medium Density Residential (R-87) |
| West      | Low-Medium Density Residential (R-87) |

- 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  X

A. Owner's Name: BROERING FRANK E & KAREN E

Owner's Address: 5810 COLUMBIA RD SW PATASKALA OH 43062

Description of land as shown on property tax statement: Farmhouse, Polebarn, Flat barn, shed

Location of Property 5810 Columbia Rd Sw, Pataskala 8 acres of residential Licking County

| TAX DISTRICT(S)                             | PARCEL NUMBER(S)        | # OF ACRES     |
|---|-------------------------|----------------|
| <u>PATASKALA LY HIGHEST SCHOOL DISTRICT</u> | <u>033-10871-00-000</u> | <u>10.0000</u> |
| <b>TOTAL # OF ACRES:</b>                    |                         | <b>10.0000</b> |

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<br># of Acres | 2 Years Ago<br># of Acres | 3 Years Ago<br># of Acres |
|--|-------------------------|---------------------------|---------------------------|
| Cropland   | <u>7</u>                | <u>7</u>                  | <u>7</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>3</u>                | <u>3</u>                  | <u>3</u>                  |
| Total Acres  | <u>10</u>               | <u>10</u>                 | <u>10</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: Karen Broering Date: 2/19/19

**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: February 27, 2019

Clerk's Signature: Kathy M. Harkness

**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

