



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

February 3, 2020

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: Emswiler

Owner:	Howard P. Emswiler, Trustee
Owner's Address:	13167 Morse Road
Parcel Number:	063-140724-00.000
Property Location:	Mink Street
Acres:	26.05 acres

Staff Review

- Average Gross Income Qualification: The properties are 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 PM – Planned Manufacturing. Surrounding properties are zoned as follows:

Direction	Zoning
North	PM – Planned Manufacturing
East	PM – Planned Manufacturing
South	PDD – Planned Development District
West	GB – General Business

- Future Land Use Map: The subject property is designated for Heavy Industrial. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Heavy Industrial
East	Heavy Industrial
South	Heavy Industrial
West	Office

- Area Development: None
- Infrastructure Plans: None
- 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: EMSWILER HOWARD P TRUSTEE

Owner's Address: 13167 MORSE RD PATASKALA OH 43062

Description of land as shown on property tax statement: _____

Location of Property _____
Street or Road _____ Licking County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	003-170724-00-000	28.0500
	TOTAL # OF ACRES:	28.0500

- 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: Howard P. Emude Trust _____ Date: 1-4-2020

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: January 13, 2020

Clerk's Signature: Rusty M. Hopkins

Action of legislative body of Municipal Corporation

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

Date of Legislative Action _____, Clerk's Signature _____





Michael L. Smith

Auditor, Licking County, Ohio

EMSWILER HOWARD P TRUSTEE
MINK ST

Parcel #: 063-140724-00.000

Rt #: 063-006.00-060.000

1 of 1



Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07600 Pataskala -- SW Quarter
 Classification: 110 CAUV Vacant land
 Acreage:
 Property Desc: 26.055 AC LOTS 2-3 PT

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
2017	Market	66,600	0	66,600
	CAUV	53,880	0	53,880
2016	Market	66,600	0	66,600
	CAUV	53,880	0	53,880
2015	Market	66,600	0	66,600
	CAUV	53,880	0	53,880

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
09/14/2009	1	WD - Warranty	90000.00	1957	N	N	EMSWILER HOWARD P TRUSTEE
03/02/2009	1	WD - WARRANTY	260000.00	349	N	N	LINN OLA D & BONNER C II
03/06/2002	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	LINN OLA D
06/01/2001	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	LINN OLA D & GIESECK WILL

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	645.62	645.62	1291.24
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	645.62	645.62	1291.24
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	645.62	645.62	1291.24