



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### AGRICULTURAL PROTECTION DISTRICT REPORT

February 18, 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: Kanepane, LLC

<b>Owner:</b>	Kanepane, LLC
<b>Owner's Address:</b>	500 Stoneshire Loop
<b>Parcel Number:</b>	063-141162-00.000
<b>Property Location:</b>	2678 Alward Road
<b>Acres:</b>	21.13 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 AG – Agriculture. Surrounding properties are zoned as follows:

Direction	Zoning
North	Jersey Township
East	AG – Agriculture
South	AG – Agriculture
West	AG – Agriculture

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

<b>Direction</b>	<b>Future Land Use Designation</b>
North	Jersey Township
East	Conservation Residential
South	Conservation Residential
West	Conservation Residential

- 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: KANEPANE LLC

Owner's Address: 718 HAENSZEL RD GROVE CROTON OH 43067 500 Stanshirc Loop Pataskala, OH 43067

Description of land as shown on property tax statement: \_\_\_\_\_

Location of Property 2678 Alwood Rd SW Pataskala, OH 43062  
Street or Road

Licking  
County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
JERSEY T-LK HGHTS LSD-WLJFD	082-107202-00.000	33.9200
PATASKALA LK HGHTS LSD-WLJFD	083-141162-00.000	23.1300
<b>TOTAL # OF ACRES:</b>		<b>57.0500</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 # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland	38.05	40.05	40.05
Permanent Pasture used for animal husbandry	10	8	8
Woodland devoted to commercial timber & nursery stock	0	0	0
Land Retirement Program pursuant to an agreement with a federal agency	0	0	0
Conservation Program pursuant to an agreement with a federal agency	0	0	0
Building Areas devoted to agricultural production	2	2	2
Roads, building areas, and all other non agricultural areas	7	7	7
Total Acres	57.05	57.05	57.05

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: 1/13/2020

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 22, 2020

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





# Michael L. Smith

## Auditor, Licking County, Ohio

**KANEPANE LLC**  
**2678 ALWARD RD**

Parcel #: 063-141162-00.000

Rt #: 063-001.00-042.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
 School District: LICKING HEIGHTS LSD  
 Neighborhood: 07400 Pataskala -- NE Quarter  
 Classification: 110 CAUV Vacant land  
 Acreage:  
 Property Desc: 23.130 AC LOT 3 R15 T1 Q3

1 of 1



### 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	172,200	0	172,200
	CAUV	36,030	0	36,030
2016	Market	172,200	0	172,200
	CAUV	36,030	0	36,030
2015	Market	172,200	0	172,200
	CAUV	36,030	0	36,030

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
09/10/2015	2	TD - TRUSTEES/DEED OF TRUST	530000.00	2642	Y	Y	WEST PAMELA S TRUSTEE
09/10/2015	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	MICHELS HAROLD TRUSTEE
02/25/2014	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	MICHELS HAROLD J

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
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### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	431.67	431.67	863.34
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	431.67	431.67	863.34
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	431.67	431.67	863.34