

RESOLUTION NO. 21-2025

Introduced by Sam Artino

A RESOLUTION APPROVING THE APPLICATION OF JOHN D. FARSCHMAN, ET AL., FOR PLACEMENT OF 14.8 ACRES OF FARMLAND IN AN AGRICULTURAL DISTRICT (O.R.C. SECTION 929.02), MORE FULLY DESCRIBED AS ERIE COUNTY, OHIO PERMANENT PARCEL NO. 42-00449.000

WHEREAS, the Clerk of Council of the City of Huron received ODA-Ag. Adm. Form 11 Application for Placement of Farmland in an Agricultural District relating to Erie County, Ohio Permanent Parcel No. 42-00449.000 (consisting of 14.8 acres) from John D. Farschman, et al., (hereinafter, the "Application") on January 24, 2025 via hand delivery; and

WHEREAS, pursuant to O.R.C. Section 929.02, the Clerk of Council set the Application for Public Hearing on Tuesday, February 25, 2025, and published notice of such hearing in the Sandusky Register on January 29, 2025. A copy of said notice is attached hereto as Exhibit "A"; and

WHEREAS, a Public Hearing was held before City Council in Council Chambers at Huron City Hall on Tuesday, February 25, 2025 at 6:30pm, where testimony was heard on the application; and

WHEREAS, Huron City Council moved to approve the Application at said Public Hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1: That the Application of John D. Farschman, et al for Placement of Farmland in an Agricultural District (O.R.C. Section 929.02) relating to Erie County, Ohio Permanent Parcel Number 42-00449.000 is hereby approved.

SECTION 2: That the Clerk is hereby directed to notify the applicant via certified mail of Council's decision via certified mail within five (5) days, with a copy transmitted to the Erie County Auditor.

SECTION 3: That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of the Council and that all deliberations of this Council and of its committees, if any, which resulted in formal action, were taken in meetings open to the public in full compliance with applicable legal requirements, including O.R.C. §121.22 of the Revised Code.

SECTION 4: This Resolution shall be in full force and effect from and immediately following its adoption.

ATTEST:


Clerk of Council


Monty Tapp, Mayor

ADOPTED:

25 FEB 2025

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Alison Farmwald, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sandusky Register, a newspaper printed and published in the City of Sandusky, County of Erie, State of Ohio, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

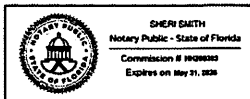
Jan. 29, 2025

NOTICE ID: BYjPO9OhWNjm8Tw72SVW

PUBLISHER ID: LC9024

NOTICE NAME: 2-25-25 Farschman CAUV Application Public Hrg
Cost of Advertisement: 50.71

(Signed) Alison Farmwald



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 01/30/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE

Notice is hereby given that the Huron City Council will hold a public hearing regarding an Application for Placement of Farmland in an Agricultural District (O.R.C. Section 929.02) filed with the Clerk of Council by John D. Farschman, et al., relating to 14.8 acres of real property located in the City of Huron, Erie County, Ohio (PPN: 42-00449.000) on February 25, 2025 at 6:30pm immediately preceding the regular meeting of City Council. The Application is available for review at the office of the Clerk of Council/City Manager's Office.

This notice is given pursuant to Section 121.01 of the Codified Ordinances of the City and to comply with Section 121.22 of the Ohio Revised Code commonly known as the Sunshine Law.

Terri S. Welkener
Clerk of Council

January 29, 2025



**APPLICATION FOR PLACEMENT OF
FARMLAND IN AN AGRICULTURAL DISTRICT
(O.R.C. Section 929.02)**

(See page 4 for General Information regarding this Application)

New Application _____
Renewal Application _____

INSTRUCTIONS FOR COMPLETING APPLICATION

Print or type all entries.

- List description of land as shown on the most recent tax statement or statements. Show total number of acres.
- Describe location of property by roads, etc., and taxing district where located.
- State whether any portion of land lies within a municipal corporation.
Note: See "Where to File" on page 4 to be sure that a copy of this Application is also filed with the Clerk of the municipal legislative body as well as the County Auditor.
- A renewal application must be submitted after the first Monday in January and prior to the first Monday in March of the year in which the agricultural district terminates for the land to be continued in this program.
- If the acreage totals 10 acres or more, do not complete Part D.
- If the acreage totals less than 10 acres, complete either D (1) or (2).
- Do not complete page 3. This space to be completed by the County Auditor and/or Clerk of the municipal legislative body.

A. **Owner's Name:** FARSCHMAN JOHN D ETAL

Owner's Address: 3004 SCHEID RD
HURON, OH 44839

Owner's Email (optional): ¹

Description of Land as Shown on Property Tax Statement:

Location of Property:

Street or Road-
County- ERIE

TAX DISTRICT(S)	PARCEL NUMBER(S)	# of Acres
42-HURON CITY	42-00449.000	14.8000
41-HURON TOWNSHIP - PERKINS LSD	41-00100.000	40.2500
Total Number of Acres		55.0500

B. Does any of the land lie within a municipal corporation limit or subject to pending annexation?

Yes X No

If YES, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

RECEIVED
2025 JAN 23 PM 2:17
ERIE COUNTY AUDITOR

Yes X No

If NO, complete the following showing how the land was used the past three years:

	<u>ACRES</u>		
	LAST YEAR	TWO YEARS AGO	THREE YEARS AGO
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber and nursery stock			
Land Retirement or Conservation Program pursuant to an agreement with a federal agency			
Building areas devoted to agricultural production			
Roads, building areas, and all other areas not used for agricultural production			
Total Acres			

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 X No

If NO, complete the following:

1. Attach evidence of the gross income for each of the past 3 years, if the average yearly income from agricultural production was at least twenty-five hundred (\$2,500.00) dollars or more, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred (\$2,500.00) dollars or more, evidence must be attached showing the anticipated gross income.

Authorization and Declaration

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 application. I understand that land removed from this program before the 5-year enrollment period is subject to penalty, in accordance with Section 929.02(D) of the Ohio Revised Code.

Signature of Owner:

Date: 1-23-2025

CAUV Application No. _____

Action of County Auditor

Application Approved _____ Rejected _____ *

Date Application Filed with County Auditor _____

Date Filed (if required) with Clerk of Municipal Corporation _____

County Auditor's Signature _____ Date _____

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address¹ _____

OR

Date Decision Sent Certified Mail to Applicant _____

Certified Mail No. _____

Action of Legislative Body of Municipal Corporation

Application Approved ✓ Approved with Modifications _____ * Rejected _____ *

Date Application Filed with Clerk 01/24/2025

Date of Public Hearing 02/25/2025

Date of Legislative Action 02/25/2025

Clerk's Signature Terri Wellener Date 02/26/2025

Date Decision Mailed and Emailed¹ to Applicant _____

Email Address¹ _____

OR

Date Decision Sent Certified Mail to Applicant 02/26/2025

Certified Mail No. 7019 2280 0002 1507 8356

* IF MODIFIED OR REJECTED, ATTACH SPECIFIC REASONS FOR MODIFICATION OR REJECTION

¹ Enter the "internet identifier record" typically know as an electronic mail address, or any other designation used for self-identification or routing in internet communication or posting, provided for the purpose of receiving communication.

INFORMATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

A. WHO MAY FILE?

Any owner of land used for agricultural production may file an application to have the land placed in an agricultural district.

B. WHERE TO FILE

The completed application must be filed with the auditor of the county where the land is located. The applicant will be notified of action taken by the county auditor within 30 days of the filing of the application if the land is not within a municipal corporation or an annexation petition has not been filed. If the land for which an application has been made lies within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation. The legislative body is required to conduct a public hearing on the application within 30 days after the application has been filed with the Clerk. Within 30 days of the hearing, the legislative body may approve the application, modify and approve the application as modified, or reject the application.

C. WHEN TO FILE AND RENEWAL

The original application may be filed at any time for placement of land in an agricultural district for a five-year period. If at the end of five years, the owner decides to keep some or all of his or her land in a district, he or she shall submit a renewal application and must meet the same land requirements and use the same application process as the original application. The renewal application may be filed at any time after the first Monday in January and prior to the first Monday in March of the year during which an agricultural district terminates, for a period of time ending on the first Monday in April of the fifth year following the renewal application.

D. WHAT IS "LAND USED FOR AGRICULTURAL PRODUCTION?"

In accordance with Section 929.01(A) of the Revised Code, land is devoted to "agricultural production" when it is used for commercial aquaculture, apiculture, animal husbandry, poultry husbandry; the production for a commercial purpose of field crops, tobacco, fruits, vegetables, timber, nursery stock, ornamental shrubs, ornamental trees; flowers or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth.

"Agricultural production" includes conservation practices provided that the tracts, lots, or parcels of the land or portions thereof that are used for conservation practices comprise not more than twenty-five percent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed.

"Conservation practices" are practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

E. WHAT DOES "TRACTS, LOTS, OR PARCELS OF LAND" MEAN?

Tracts, lots, or parcels mean distinct portions of pieces of land (not necessarily contiguous) where the title is held by one owner, as listed on the tax list and duplicate of the county, is in agricultural production and conforms with the requirements of either D1, D2, or D3 below.

F. ARE THERE ANY OTHER REQUIREMENTS?

1. The land for which the application is made must have been used exclusively for agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with a federal agency for the three consecutive calendar years prior to the year in which application is made. Evidence must be shown on the application. If the land contains timber which is not being grown for commercial purposes the land on which the timber is growing must be contiguous to or part of a parcel under common ownership that is otherwise devoted exclusively to agricultural use.
2. If the total amount of land for which application is made is less than 10 acres, there is an additional requirement that the applicant submit evidence with his application that the activities conducted on the land have produced an average yearly gross income of at least twenty-five hundred dollars over the three years immediately preceding the year in which application is made or that the land will produce an anticipated annual gross income of that amount.
3. Evidence of annual gross income may be satisfied by attaching to the application form a short statement stating the number of animals by species and anticipated market value, number of acres of crops to be grown, their expected yield and price per bushel or similar specific information.

G. IS THERE A PENALTY FOR EARLY WITHDRAWAL?

Land removed from this program before the 5-year enrollment period is subject to penalty, per Section 929.02(D) of the Ohio Revised Code. See County Auditor's Office for details on how the amount of the withdrawal penalty is determined.

H. APPEAL OF APPLICATION

The applicant may appeal the denial of the application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice denying the application. When the land lies within a municipality the applicant may also appeal a decision to modify or reject an application to the court of common pleas of the county in which the application was filed within thirty days of the receipt of the notice of modification or rejection. In addition, the applicant may withdraw an application modified by a legislative body if he or she disapproves of the modifications.