

Review of Petition to Annex 4.4 +/- acres from Jackson Township to the city of Grove City by Joseph W. Hull, Esq. Case #ANX-EXP2-07-13 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Joseph W. Hull, Esq. filed on behalf of the Jackson Township Board of Trustees on February 6, 2013 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #CR-12-13, passed on February 19, 2013 by the city of Grove City.

Review of Petition to Annex 4.4 +/- acres from Jackson Township to the city of Grove City by Joseph W. Hull, Esq. Case #ANX-EXP2-07-13 (ECONOMIC DEVELOPMENT & PLANNING)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the city of Grove City, Ohio, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, city of Grove City, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0185-13

March 12, 2013

**REVIEW OF PETITION TO ANNEX 4.4 +/- ACRES FROM JACKSON
TOWNSHIP TO THE CITY OF GROVE CITY BY JOSEPH W. HULL, ESQ. CASE
#ANX-EXP2-07-13**

**(Economic Development and
Planning)**

Upon the motion of Commissioner Marilyn Brown, seconded by Commissioner Paula Brooks:

Voting:

John O'Grady, President

Aye

Paula Brooks

Aye

Marilyn Brown

Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Shannon Z Cross, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner John O' Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
4.4 +/- ACRES FROM
JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY
BY JOSEPH W. HULL, ESQ.

Description:

Attached is a resolution to consider the annexation of 4.4-acres, more or less, from Jackson Township to the city of Grove City. The petition case number is ANX-EXP2-07-13.

Applicant/Agent:

Joseph W. Hull, Esq.

Owner:

Jackson Township Board of Trustees

Site:

2050 Holton Road, aka 4900 Buckeye Parkway (160-000901)

Additional Information:

The site is contiguous to the city of Grove City on two (2) sides.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.21 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service ordinance from the city of Grove City stating the services that will be provided once the annexation has been approved. The city of Grove City has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #CR-12-13 passed February 19, 2013.

Recommendation:

Pending any questions, staff would request your approval of this annexation.



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Sandy Menedis, County Clerk
Franklin County Commissioners Office

FROM: R. Lee Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **February 12, 2013** General Session Agenda
for a hearing on **March 12, 2013**.

Case #ANX-EXP2-07-13- An Expedited Type 2 annexation ANX-EXP2-07-13 was filed in our office on February 6, 2013. The petition is requesting to annex 4.4 +/- acres from Jackson Township to the city of Grove City. The agent is Joseph W. Hull, Esq. **Site: 2050 Holton Road, aka 4900 Buckeye Parkway (160-000901)**



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for
**Annexation
Petition**

Expedited Type 2
Pursuant to ORC §709.023

Franklin County Planning Department
Franklin County, OH

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FEB - 6 2013

2

Property Information	
Site Address 2050 Holton Road (aka 4900 Buckeye Parkway)	
Parcel ID(s) 160-000901-00	Total Acreage 4.4
From Township Jackson Township	To Municipality Grove City

Property Owner Information	
Name Jackson Township Board of Trustees	
Address 3756 Hoover Road Grove City, OH 43123	
Phone # (614) 875-0100	Fax #
Email LillyM@Jacksontwp.org	

Attorney/Agent Information	
Name Joseph W. Hull, Esq.	
Address 3793 Broadway Grove City, OH 43123	
Phone # (614) 875-0490	Fax # (614) 875-1019
Email joe.hull@earthlink.net	

Staff Use Only	
Case # ANX-EXB2-07-13	
Hearing date: 3/12/13	
Date filed: 2/11/13	
Fee paid \$50.00	
Receipt # #1105	
Notifications deadline: 5 days 2/11	
Svc statement deadline: 20 days 2/26	

Document Submission	
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:	
<input type="checkbox"/>	Legal description of property
<input type="checkbox"/>	Map/plot of property
<input type="checkbox"/>	List of adjacent properties

Waiver of Right to Appeal			
<p>WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.</p>			
JACKSON TOWNSHIP BOARD OF TRUSTEES			
By: <u><i>David E. Burris</i></u>	<u>1-29-13</u>	By: <u><i>Stephen J. Bowshier</i></u>	<u>1/29/13</u>
Property Owner	Date	Property Owner	Date
David E. Burris			
Stephen J. Bowshier			
By: <u><i>James O. Rauck</i></u>	<u>1-27-13</u>		
Property Owner	Date	Property Owner	Date
James O. Rauck			

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SEP 28 2012

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

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Franklin County Planning Department
Franklin County, OH

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

DEAN C. RINGLE, P.E., P.S.

FRANKLIN COUNTY ENGINEER

By RB Date 9/28/12

Legal Description of 4.4 ± acres of land more or less for purposes of annexation.

Situated in the state of Ohio, county of Franklin, township of Jackson, and being a 4.4 ± acre tract, and said 4.4 ± acre tract being the remainder of a 4.486 acre tract belonging to Jackson Township Board of Trustees of record in Instrument No. 200706150105056, and also all of a 0.215 acre tract also belonging to Jackson Township Board of Trustees of record in Instrument No. 200908070115812 at the Franklin County Recorder's office, Franklin County, Ohio, and said 4.4 ± acre tract being more particularly described as follows:

Beginning at a point, said point being located at the most northwesterly property corner of the herein described 4.4 ± acre annexation tract of land, said point also being located at the most southwesterly property corner of a 1.788 acre tract of land belonging to M/I Homes of Central Ohio L.L.C. of record in Instrument No. 200401960217004 at said Recorder's office, said point also being located at the easterly right-of-way line of Buckeye Parkway (80 feet wide), said point also being located at an easterly City of Grove City Corporation Limits as established by Ordinance No. C - 7 - 98 of record in Instrument No. 199810140261497 at said Recorder's office;

Thence easterly along the northerly property line of said 4.4 ± acre tract, and also along the said southerly property line of said 1.788 acre tract a distance of approximately 197 feet to a point, said point also being located in the westerly property line of a tract of land belonging to Susanne H. Hirth of record in Official Record 8850107 at said Recorder's office;

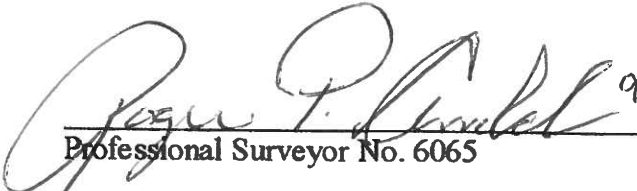
Thence southerly along the said westerly property line approximately 988 feet to a point, said point being located at the southeasterly property corner of said 0.215 acre tract, said point also being located at the northeasterly property corner of a 0.242 acre tract of land belonging to Steward G. Gibboney IV of record in Instrument No. 200112130291094 at

said Recorder's office;

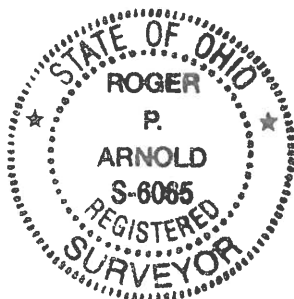
Thence northwesterly along the southerly property line of said 0.215 acre tract, and also along the northerly property line of said 0.242 acre tract approximately 116 feet to a point, said point being located at the southwesterly property corner of said 0.215 acre tract, and said point also being located at the northeasterly property corner of a 0.240 acre tract also belonging to Steward G. Gibboney IV of record in Instrument No. 200908070115814 at said Recorder's Office;

Thence continuing northwesterly along the northerly property line of said 0.240 acre tract approximately 86 feet to a point, said point being located at the northwesterly property corner of said 0.240 acre tract, said point also being located in the easterly line of a 0.158 acre tract belonging to Creekside at Holton Road Homeowner's Association, Inc. of record in Instrument No. 200205080116128, said 0.158 acre tract also being Reserve "B" of Creekside Subdivision Section 1, and being recorded in Plat Book 93, page 58, at said Recorder's office, said point also being located at the said easterly City of Grove City Corporation Limits as established by Ordinance No. C-7-98 of record in Instrument No. 199810140216497 at said Recorder's office;

Thence northerly, along the said easterly property line of said 0.158 acre tract and also along the said easterly right-of-way line of Buckeye Parkway, and also along said easterly Grove City Corporation Line, approximately 964 feet to the point of beginning and containing approximately 4.4 acres of land more or less.

 9-27-2012
Professional Surveyor No. 6065

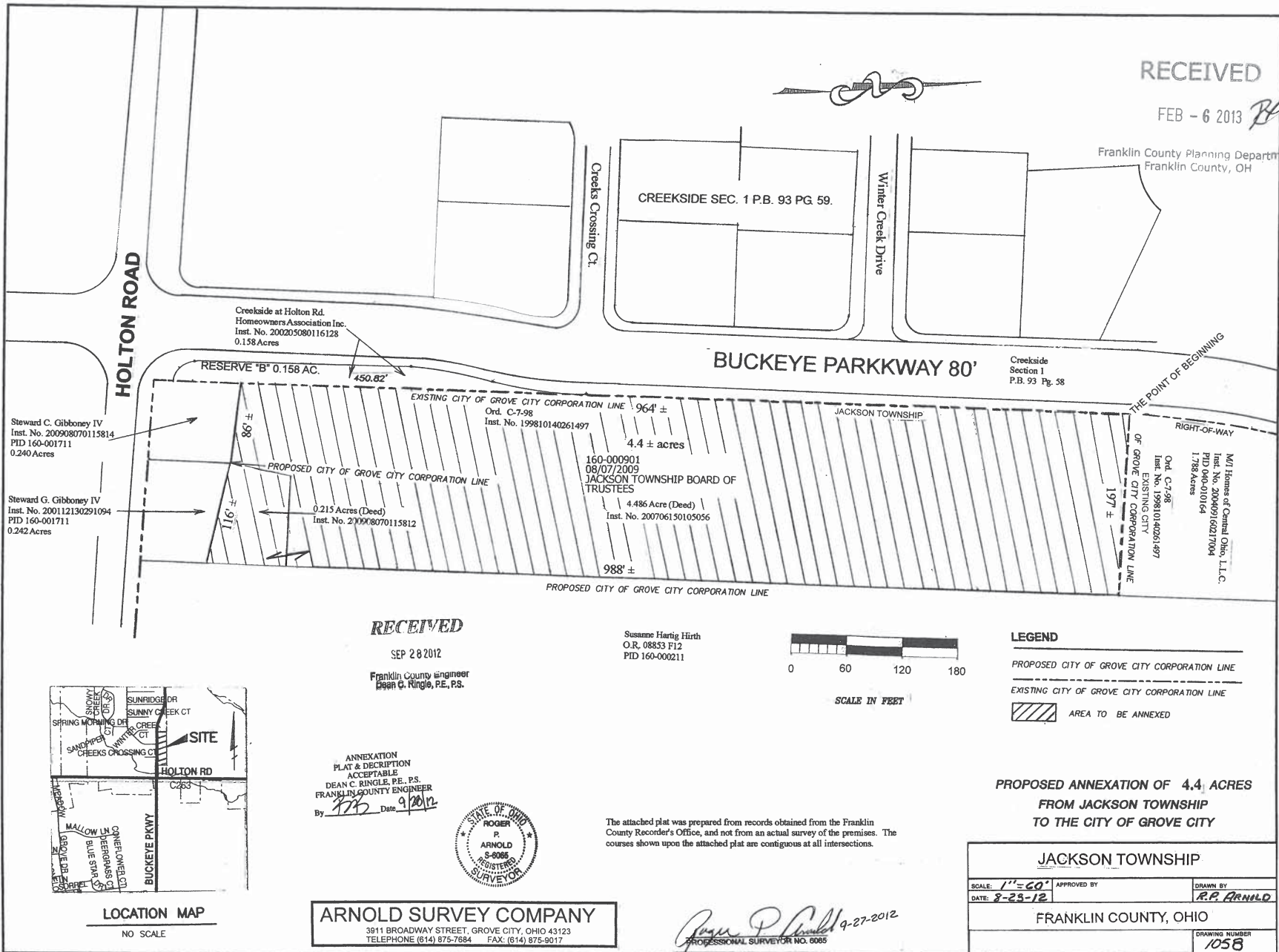
Note: The attached legal description was prepared from Franklin County Court House documents and not from an actual survey of the premises, and is not to be used for deed conveyance.



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FEB - 6 2013 *RRB*

Franklin County Planning Department
Franklin County, OH



RESOLUTION NO. CR-12-13

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 4.4 ACRES LOCATED AT 2050 HOLTON ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 4.4+ acres located at 2050 Holton Road, in Jackson Township to the City of Grove City and signed by Jackson Township Board of Trustees, was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

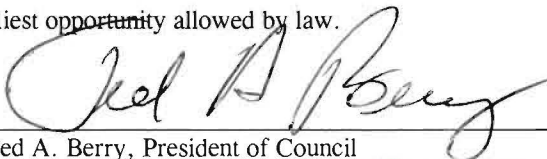
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

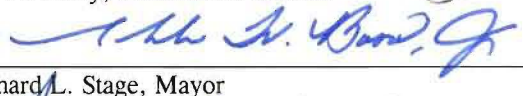
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

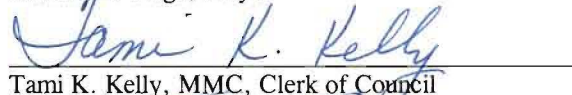
SECTION 1. Upon its annexation to the City of Grove City, the 4.4+ acres located at 2050 Holton Road, proposed for annexation by the Jackson Township Board of Trustees, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.
Zoning:	In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law

Passed: 02-19-13
Effective: 02-19-13

Attest:

I Certify that this resolution is correct as to form.

