

**Review of Petition to Annex 32+/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-01-14 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed by Jackson B. Reynolds, III on January 14, 2014 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 resolution no. CR-04-14, passed on January 21, 2014 by the City of Grove City.

**Review of Petition to Annex 32+/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-01-14 (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, 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: D. Anthony Hray

C: Economic Development & Planning Department

## **SIGNATURE SHEET**

Resolution No. 0135-14

February 18, 2014

### **REVIEW OF PETITION TO ANNEX 32+/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-01-14**

**(Economic Development and  
Planning)**

Upon the motion of Commissioner John O'Grady, seconded by Commissioner Paula Brooks:

#### **Voting:**

**Marilyn Brown, President**

**Aye**

**Paula Brooks**

**Aye**

**John O'Grady**

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

Economic Development & Planning Department  
James Schimmer, Director

## RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX  
32+/- ACRES FROM  
JACKSON TOWNSHIP  
TO THE CITY OF GROVE CITY

### Description:

Attached is a resolution to consider the annexation of 32-acres, more or less, from Jackson Township to the city of Grove City. The petition case number is ANX-EXP2-01-14.

### Agent:

Jackson B. Reynolds, III

### Owner/s:

Richard F. and Harriet E. McClish, Trustees

### Site:

1342 Holton Road (160-000298)

### Additional Information:

The site is contiguous to the city of Grove City on three (3) sides; being +/- 76 percent of the site's perimeter.

### Analysis:

The applicant has met all statutory requirements outlined in Section 709.021 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service resolution 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 resolution no. CR-04-14 passed January 21, 2014.

### Recommendation:

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



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

Economic Development & Planning Department  
James Schimmer, Director

## MEMO JOURNALIZATION

**TO:** Shannon Zee Cross, County Clerk  
Franklin County Commissioners Office

**FROM:** D. Anthony Hray, Planner  
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 **January 21, 2014** General Session Agenda  
for a hearing on **February 18, 2014**.

---

**Case #ANX-EXP2-01-14-** An Expedited Type 2 annexation ANX-EXP2-01-14 was filed in our office on January 14, 2014. The petition is requesting to annex 32 +/- acres from Jackson Township to the City of Grove City. The agent is Jackson B. Reynolds, III.  
**Site: 1342 Holton Road (160-000298)**



**Commissioners**  
Marilyn Brown, President  
Paula Brooks  
John O'Grady

**Economic Development & Planning Department**  
James Schimmer, Director

Application for

# Annexation Petition

Proposed June 2

RECEIVED

2014  
JAN 14 2013

2

Franklin County Planning Department  
Franklin County, Ohio

Property Information	
Site Address	1342 Holton Road
Parcel ID(s)	160-000298
Total Acreage	32 +/-
From Township	Jackson
To Municipality	Grove City

Property Owner Information	
Name	Richard F and Harriet E. McClish, Trustees
Address	7210 Bell Station Road
	Circleville, OH 43113
Phone #	740-474-2406
Fax #	
Email	

Attorney/Agent Information	
Name	Jackson B. Reynolds, III
Address	Smith & Hale LLC
	37 West Broad Street, Suite 460
	Columbus, OH 43215
Phone #	221-4255
Fax #	221-4409
Email	jreynolds@smithandhale.com

Staff Use Only
Case #
ANY - EXP2
01-H
Hearing date:
2/18/14
Date filed:
1/14/14
Fee paid
450.00
Receipt #
1919
Notifications deadline:
5 days
1/19/14
Svc statement deadline:
20 days
2/3/14

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

JEFFREY L. BROWN  
GLEN A. DUGGER  
JACKSON B. REYNOLDS, III  
DAVID L. HODGE

SMITH & HALE LLC  
ATTORNEYS AND COUNSELORS AT LAW  
37 WEST BROAD STREET  
COLUMBUS, OHIO 43215-4199  
www.smithandhale.com

HARRISON W. SMITH, JR.  
1926-2009  
OF COUNSEL  
BEN W. HALE, JR.

614/221-4255

January 14, 2014

RECEIVED

2014  
JAN 14 2014

The Board of County Commissioners of Franklin County  
c/o Franklin County Development Department  
150 S. Front Street  
Columbus, Ohio 43215

Franklin County Planning Department  
Franklin County, Ohio

ANX-EXP2  
01-14

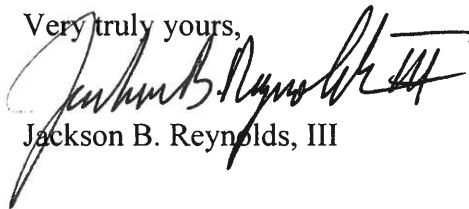
RE: 32 ± acres Annexation Petition from Jackson Township to the City of Grove City

Dear Commissioners:

I am filing a petition for annexation of 32± acres from Jackson Township to the City of Grove City on behalf of Richard F. and Harriet E. McClish on January 14, 2014. On behalf of the petitioners, I am requesting consideration of the annexation petition under Section 709.023 of the Ohio Revised Code, or as more commonly known, Expedited Type 2. There is 100% signature rate of property owners and all the requirements under the applicable sections of the Ohio Revised Code have been or will be satisfied by the dates required under the new law.

I will forward to the Clerk the necessary documentation prior to your review and should there be any questions prior to our scheduled meeting please give me a call.

Very truly yours,



Jackson B. Reynolds, III

JBR/nct

EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)  
TO THE CITY OF GROVE CITY  
OF 32 ACRES MORE OR LESS  
IN THE TOWNSHIP OF JACKSON

TO THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 32 acres with a total perimeter boundary of 4,766', more or less, in the Township of Jackson which area is contiguous along 3,610' or 76 % and adjacent to the City of Grove City, do hereby pray that said territory be annexed to the City of Grove City according to the statutes of the State of Ohio and that no island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there is/are within the territory so prayed to be annexed two (2) OWNER(S) OF REAL ESTATE.

Jackson B. Reynolds, III, whose address is 37 West Broad Street, Suite 725, Columbus, Ohio 43215, is hereby appointed Agent for the undersigned Petitioner(s), as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of the Petition and Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, before, or after the date set for hearing on this Petition.

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 THE SPECIAL ANNEXATION PROCEDURE SET FORTH IN SECTION 709.023, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

NAME

DATE

ADDRESS

Richard F. McClish TTEE 11/5/13 7210 Bell St Rd Circleville, OH 43113  
Richard F. McClish, Trustee

Harriet E. McClish TTEE 11/12/13 7210 Bell St Rd, Circleville, OH 43113  
Harriet E. McClish, Trustee

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Page 1 of 1

coppel-holton-pinnacle-exp.pet (nct)  
11/6/13 F:\Docs\s&thannex\2013

RECEIVED

JAN 14 2014

Franklin County Planning Department  
Franklin County, Ohio

ANX - EXP2  
01-14



RECEIVED

NOV 05 2013

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

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

By BB Date 11/5/13

**DESCRIPTION OF 32 ACRES LOCATED IN JACKSON TOWNSHIP  
TO BE ANNEXED TO THE CITY OF GROVE CITY  
EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Survey No. 478 of the Virginia Military District, and being all of that 32 acre tract (12 acre by deed) conveyed to Richard F. McClish, Trustee and Harriet E. McClish, Trustee of record in Instrument Number 200910220152776 (A.P.N. 160-000298) and described as follows:

**Beginning** at the northwest corner of said McClish tract, the same being a corner to the existing City of Grove City Corporation Line (see Case No. 25-03, Ord. No. C-79-03, I.N. 200312240402634), in an east line of Pinnacle Club Section 6 Part 1 of record in Plat Book 113, Page 43,

Thence **Southeasterly**, along the north line of said McClish tract, the same being said existing City of Grove City Corporation Line, about **1353 feet** to the northeast corner of said McClish tract, the same being the northwest corner of that 3.994 acre tract conveyed to Bronson R. Mallett of record in Instrument Number 199802170034516, in the south line of Pinnacle Club Section 3 of record in Plat Book 109, Page 26,

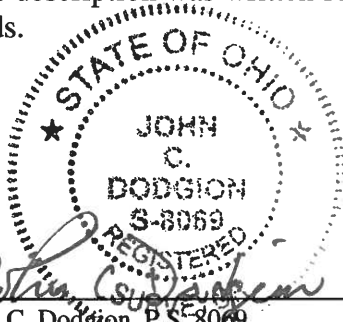
Thence **Southwesterly**, along the east line of said McClish tract, about **1030 feet** to the southeast corner of said McClish tract, the same being the southwest corner of that original 6 acre tract conveyed to William A. Smith of record in Instrument Number 201304110060285;

Thence **Northwesterly**, along the south line of said McClish tract, a portion of said south line being an existing City of Grove City Corporation Line (see Case No. 25-03, Ord. No. C-79-03, I.N. 200312240402634), about **1353 feet** to the southwest corner of said McClish tract, the same being a corner in said existing corporation line and Pinnacle Club Section 6 Part 1;

Thence **Northeasterly**, along the west line of said McClish tract, the same being said existing corporation line, about **1030 feet** to the **Point of Beginning**. Containing approximately **32 acres** of land, more or less. The above description was written on October 21, 2013. A drawing of the above description has been prepared and is a part hereof.

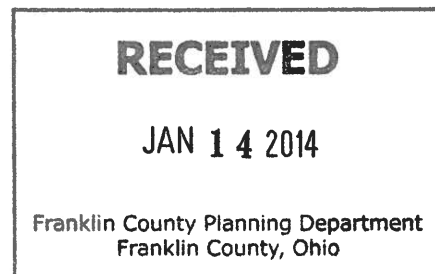
The total length of the annexation perimeter is about 4766 feet, of which about 3610 feet are contiguous with existing City of Grove City Corporation Lines, being about 76% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and is not to be used in the transfer of lands.

  
John C. Dodgion, P.E. 8069 Date: 11/01/2013

Z:\13-0001-606\survey\32 Ac\_annex\_desc.doc

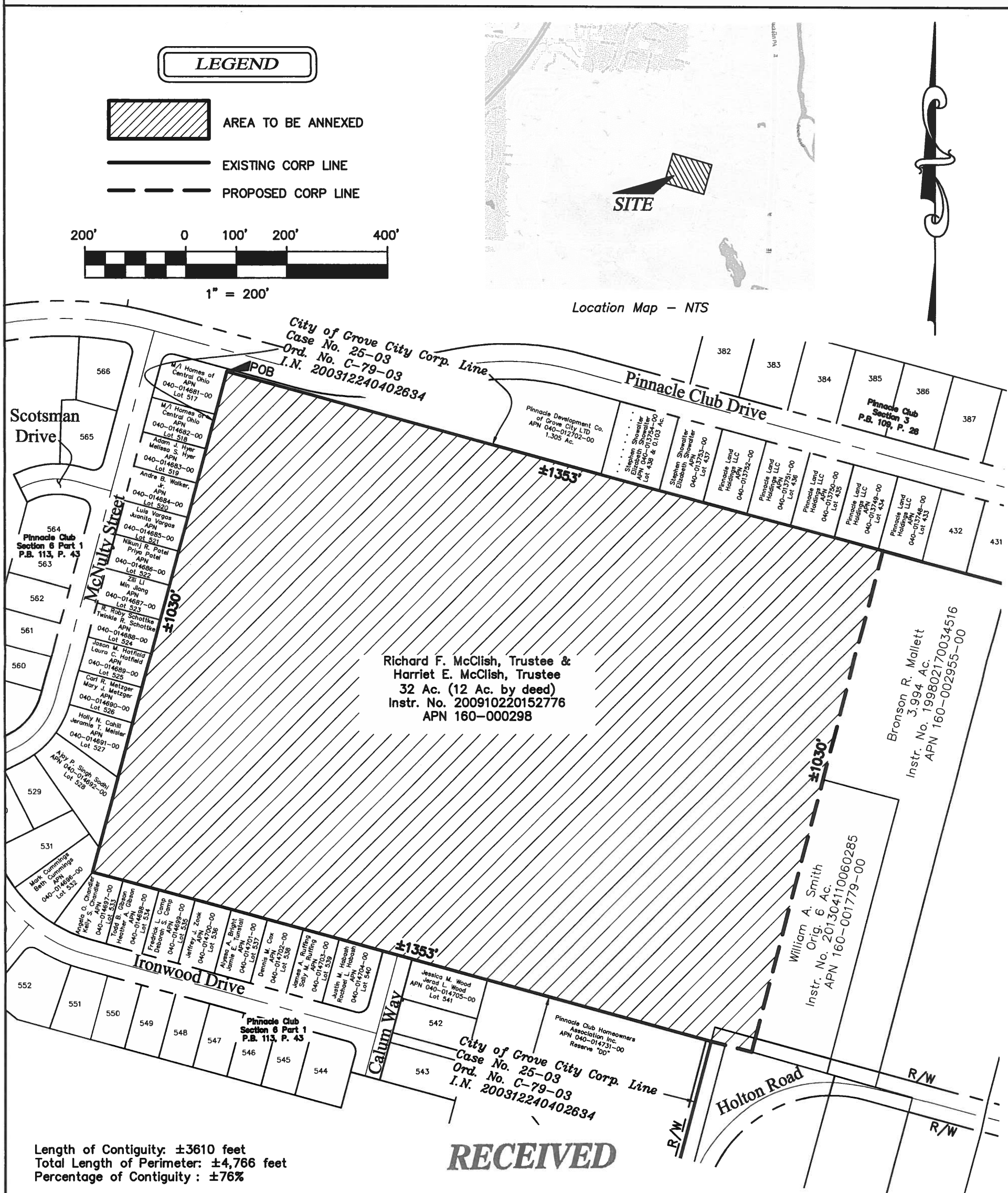
ADVANCED CIVIL DESIGN, INC.



ANX-EXP2  
01-14

**32 ACRE ANNEXATION TO THE CITY OF GROVE CITY FROM JACKSON TOWNSHIP  
EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON  
SURVEY NO. 478, VIRGINIA MILITARY DISTRICT



11/01/2013  
John C. Dodgion, P.S. 8069  
Advanced Civil Design, Inc  
422 Beecher Road  
Gahanna, OH 43230  
Phone 614-428-7750

Job No.: 13-0001-606  
Date: 10/14/2013

By BB Date 11/5/13

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

## RESOLUTION NO. CR-04-14

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 32+ ACRES LOCATED SOUTH OF PINNACLE CLUB DRIVE AND EAST OF MCNULTY STREET IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 32+ acres located South of Pinnacle Club Drive and East of McNulty Street, in Jackson Township to the City of Grove City and signed by Richard & Harriet McClish, 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:

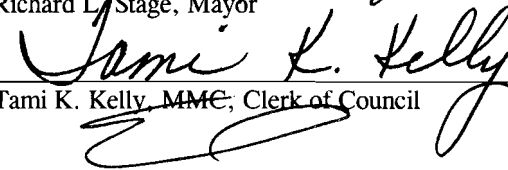
SECTION 1. Upon its annexation to the City of Grove City, the 32+ acres located South of Pinnacle Club Drive and East of McNulty Street, proposed for annexation by Richard & Harriet McClish, will receive the following municipal services from the City of Grove City:


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: 01-21-14  
Effective: 01-21-14

Attest:

I Certify that this resolution is correct as to form.



