

Review of Petition to Annex 2.381 +/- acres from Jefferson Township to the City of Reynoldsburg Case #ANX-EXP2-02-15 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Dorri Steinhoff and Joseph F. Kuspan on January 12, 2015, 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 passed resolution no. 02-15 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The respective resolution was passed by the City of Reynoldsburg on January 26, 2015.

Review of Petition to Annex 2.381 +/- acres from Jefferson Township to the City of Reynoldsburg Case #ANX-EXP2-02-15 (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 Reynoldsburg, 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 Reynoldsburg, Ohio.

Prepared by: Jonathan Lee

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0160-15

February 17, 2015

**REVIEW OF PETITION TO ANNEX 2.381 +/- ACRES FROM JEFFERSON
TOWNSHIP TO THE CITY OF REYNOLDSBURG CASE #ANX-EXP2-02-15**

**(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
2.381 +/- ACRES FROM
JEFFERSON TOWNSHIP
TO THE CITY OF REYNOLDSBURG

Description:

Attached is a resolution to consider the annexation of 2.381-acres, more or less, from Jefferson Township to the city of Reynoldsburg. The petition case number is ANX-EXP2-02-15.

Applicant/Owner:

Dorri Steinhoff and Joseph F. Kuspan

Site:

7495 E. Broad Street (170-000171 and 170-001143)

Additional Information:

The total perimeter of the site is 1,384 feet; 578 feet or 41.7 percent of which being contiguous to the city of Reynoldsburg.

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 resolution from the city of Reynoldsburg identifying the services that will be provided once the annexation has been approved and a statement regarding possible incompatible land uses and zoning buffer. The respective resolution, no. 02-15, was passed by the city of Reynoldsburg on January 26, 2015.

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: Jonathan Lee, Planner
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Jenny Snapp, Assistant Director, Building, Planning and Zoning
Matthew Brown, Planning Administrator
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **January 20, 2015** General Session Agenda
for a hearing on **February 17, 2015**.

Case #ANX-EXP2-02-15 - An Expedited Type 2 annexation petition ANX-EXP2-02-15 was filed in our office on January 12, 2015. The petition is requesting to annex 2.381 +/- acres from Jefferson Township to the City of Reynoldsburg.

Site: 7495 E. Broad Street (170-000171 and 170-001143)

Commissioners

Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schlimmer, Director

Application for

Annexation Petition

Expedited Type 2
Pursuant to ORC §709.023

RECEIVED

JAN 12 2015

2

Franklin County Planning Department
Franklin County, Ohio

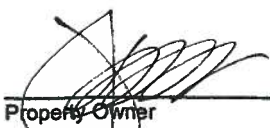

Property Information	
Site Address	7495 E. Broad Street, Blacklick OH 43004
Parcel ID(s)	170-000171 170-001143
Total Acreage	1.37 1.011
From Township	Jefferson Township
To Municipality	Reynoldsburg OH

Property Owner Information	
Name	Dorri Steinhoff + Joseph F Kuspan
Address	Steinhoff/Kuspan 810 S. Cassingham Rd Bexley OH 43209
Phone #	home 614-251-0290 cell 614-395-4892
Fax #	
Email	dorristeinhoff@columbus.rr.com

Attorney/Agent Information	
Name	
Address	
Phone #	
Fax #	
Email	

Staff Use Only	
Case #	ANX-EXP2-02-15
Hearing date:	2/17/2015
Date filed:	1/12/2015
Fee paid	250.00
Receipt #	1497
Notifications deadline:	5 days 1/17/2015
Svc statement deadline:	20 days 1/30/2015

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/plat 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	24 Sep 2014 Date	_____ Property Owner	_____ Date
 Property Owner	24 Sept 2014 Date	_____ Property Owner	_____ Date

Situate in the State of Ohio, County of Franklin, Township of Jefferson, and being all of 1.011 Ac, and a 1.37 Ac. tract, as conveyed by instrument no. 201406160075159 to Joseph F Kuspan, and Dorri Steinhoff containing 2.381Ac more or less.

Beginning at the southerly right of way line of E. Broad St., and being the northeast corner of said 1.37Ac. tract, thence in a southerly direction along the easterly property line, and being the proposed corporation line, a distance of approximately 308+/- ft., to the northerly property line of Edith and William Cady tract of land,

Thence in a westerly direction along said property line a distance of approximately 88+/-, also being the proposed City of Reynoldsburg Corp. Line,

Thence in a southwesterly direction along said property line a distance of approximately 125+/- ft., also being the proposed City Of Reynoldsburg Corp. Line,

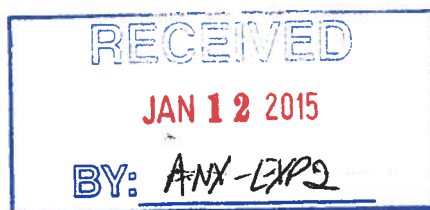
Thence in a southerly direction along said property line a distance of approximately 10+/- ft., also being the existing City of Reynoldsburg Corporation Line as established by Ordinance no. 102-91, and recorded in Official Record 18560-A-15,

Thence in a southwesterly direction along said property line a distance of approximately 110+/- ft., also being the existing City of Reynoldsburg Corporation Line as established by Ordinance no. 102-91, and recorded in Official Record 18560 A-15,

Thence in a northerly direction along the westerly property line a distance of approximately 468+/- ft., to the northwest corner of said property, also being the existing City of Reynoldsburg Corporation line as established by Ordinance no. 95-90, and recorded in Official Record 16694 B-12, also being the Existing City of Columbus Corporation Line as established by Ordinance no. 1513-00, and recorded in Instrument no. 200009130184766,

Thence along said corporation line, and being the southerly right of way line of E. Broad St., and the northerly line of said property a total distance of 275+/-, to the northeast corner of said property, to the true point of beginning, containing 2.381Ac.

This document was prepared by Dorri Steinhoff, Current Address 7495 E. Broad St, Blacklick Ohio, 43004 and was prepared for existing documents for annexation purposes only.



02-15

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 10/6/14



LOCATION MAP NOT TO SCALE.

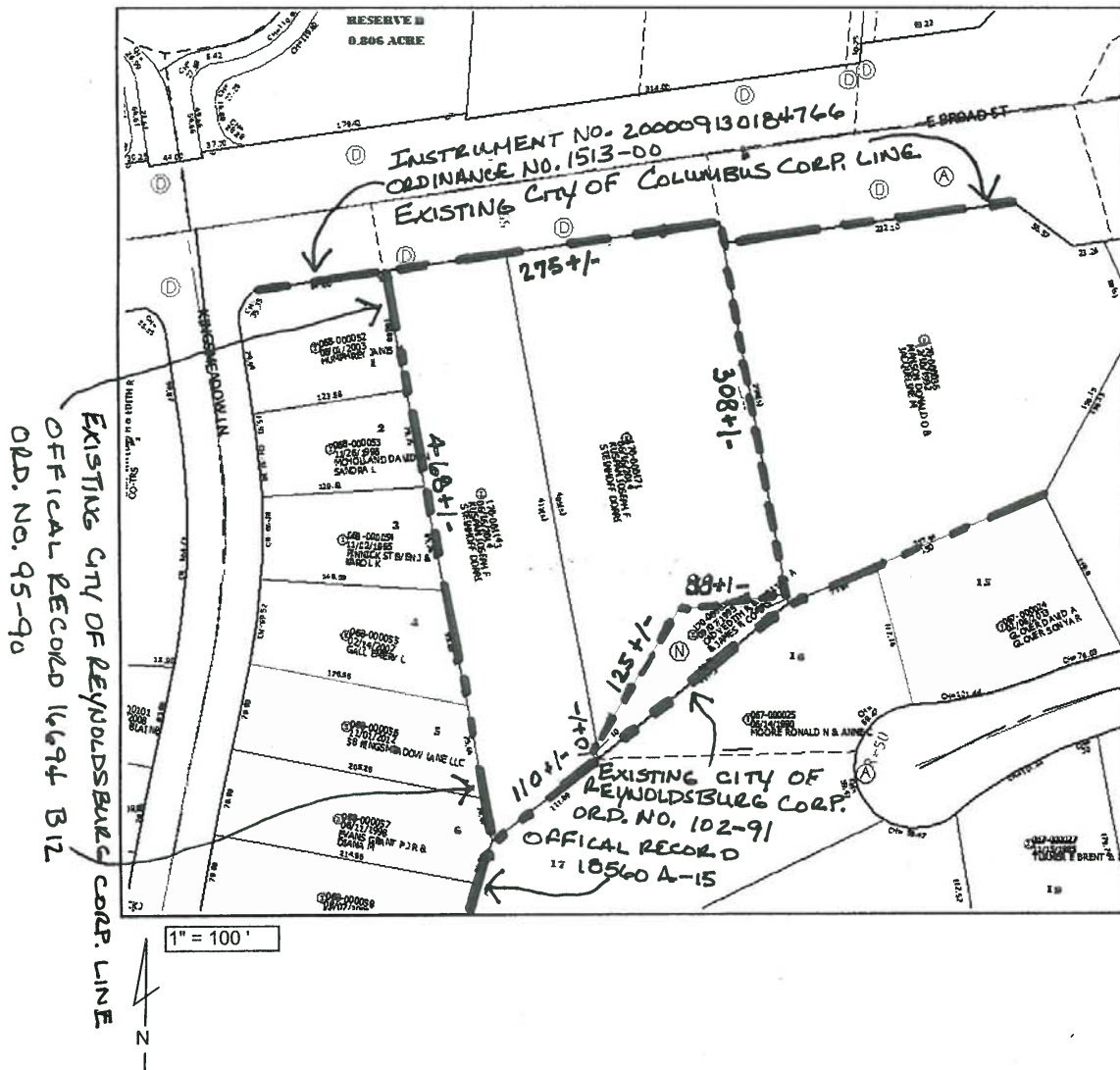
Annexation of approximately 2.381 +/- Acres from Jefferson Township to the City of Reynoldsburg

EXISTING CITY OF REYNOLDSBURG CORP LINE

EXISTING CITY OF COLUMBUS CORP LINE

PROPOSED CITY OF REYNOLDSBURG CORP LINE

This document was prepared by Dorri Steinhoff Current
Address 7495 E Broad St,
Blacklick Ohio 43004 and was prepared from existing
documents for annexation purposes only



RECEIVED

JUL 23 2014

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 DR Date 10/6/14

RECEIVED

JAN 12 2015

Franklin County Planning Department
Franklin County, Ohio

RECEIVED

ANX-EXP2-02-15

JAN 30 2015

RESOLUTION NO. 02-15 ~~Franklin County Planning Department~~ PASSED: January 26, 2015
Franklin County, OH

RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION OF 2.381 +/- ACRES IN JEFFERSON TOWNSHIP (7495 E. Broad Street, Blacklick; Dorri Steinhoff & Joseph F. Kuspan) TO THE CITY OF REYNOLDSBURG AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That the Council of the City of Reynoldsburg, Ohio hereby states that the following services will be extended to the territory proposed for annexation after annexation. All services listed below will be available and provided upon the date the annexation to the City of Reynoldsburg becomes final:

- A. Water service provided by Water Line Improvement No. 502 proposed water main in Pleasant View Heights has an existing 8" waterline that would serve this property.
- B. Police protection by Reynoldsburg Police Department; average response time on emergency calls is 4 minutes; average response time for non-emergency calls is 15 minutes.
- C. Fire protection and emergency medical service will continue to be provided by Jefferson Township Fire Department.
- D. Refuse collection by City franchised private hauler currently Rumpke of Ohio, Inc.

SECTION 2. That this 2.381 +/- acre site is annexed and if the City of Reynoldsburg permits uses in the annexed territory that the City of Reynoldsburg determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Jefferson Township, the Reynoldsburg City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Jefferson Township. The term "buffer" stated herein, includes open space, landscaping, fences, walls, and other structured elements: streets and street right-of-way; and bicycle and pedestrian paths and sidewalks.

SECTION 3. That the Clerk of the City of Reynoldsburg file a certified copy of this resolution hereby adopted, to the Board of Commissioners of Franklin County within twenty (20) days of the date the annexation petition is filed.

SECTION 4. That this resolution is deemed to be an emergency measure necessary for the immediate preservation of the public safety and health, and further so the resolution can be available for the hearing before the County Commissioners; wherefore upon adoption by Council this resolution shall be in effect immediately upon signature by the Mayor.

Doug Joseph
Doug Joseph, President of Council

ATTEST: April L. Beggerow
April L. Beggerow, Clerk of Council

APPROVED: Bradley L. McCloud DATE 1/27/15
Bradley L. McCloud, Mayor

CERTIFICATE

I, April L. Beggerow, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Resolution No. 02-15 as passed by Council of said City on the 26th day of January, 2015 and as recorded in the Record of Proceedings of said Council.

April L. Beggerow
April L. Beggerow, Clerk of Council

Filed with Mayor: 1/27/15

Published: _____

Certified True Copy

X April L. Beggerow