

**Review of Petition to Annex 1.5 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-21-15 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Christopher A Buerkle, on behalf of Grove City Church of the Nazarene, FGCCN Holdings, LLC, and Keith and Marlene Bradshaw, on July 8, 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. CR-40-15 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 Grove City on July 6, 2015.

**Review of Petition to Annex 1.5 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-21-15 (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 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. 0595-15

August 11, 2015

### REVIEW OF PETITION TO ANNEX 1.5 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-21-15

(Economic Development and  
Planning)

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

#### 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.



Victoria Caldwell, 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  
1.5 +/- ACRES FROM  
JACKSON TOWNSHIP  
TO THE CITY OF GROVE CITY

### Description:

Attached is a resolution to consider the annexation of 1.5-acres, more or less, from Jackson Township to the city of Grove City. The petition case number is ANX-EXP2-21-15.

### Owners:

Grove City Church of the Nazarene (4770 Hoover Road)

FGCCN Holdings, LLC (4860 Hoover Road)

Keith and Marlene Bradshaw (4900 Hoover Road)

### Agent:

Christopher Buerkle

### Site:

Hoover Road Right-of-Way (160-001395, 160-000824, 160-001626, and 160-001058)

### Additional Information:

The total perimeter of the site is 2,151.19 feet; 1,105.8 feet or 51 percent of which is contiguous to the city of Grove City.

### 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 Grove City 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. CR-40-15, was passed by the city of Grove City on July 6, 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:** Victoria Caldwell, Acting County Clerk  
Franklin County Commissioners Office

**FROM:** D. Anthony Hray, Planner  
Franklin County Economic Development & Planning Department

**CC:** Rollin Seward, Acting 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 **July 14, 2015** General Session Agenda for a  
hearing on **August 11, 2015**.

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**Case #ANX-EXP2-21-15** - An Expedited Type 2 annexation petition ANX-EXP2-21-15 was filed in our office on July 8, 2015. The petition is requesting to annex 1.5 +/- acres from Jackson Township to the City of Grove City.  
**Site: Hoover Road Right-of-Way (160-001395, 160-000824, 160-001626, and 160-001058)**

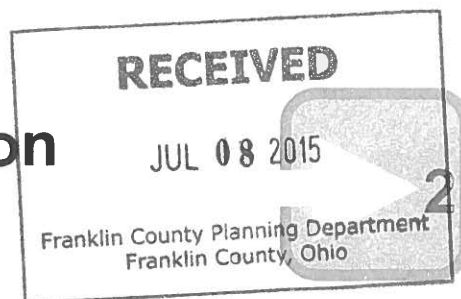


**Commissioners**  
Marilyn Brown, President  
Paula Brooks  
John O'Grady

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

# Application for Annexation Petition

**Expedited Type 2**  
Pursuant to ORC §709.023



Property Information	
Site Address	HOOPER ROAD, GROVE CITY, OHIO 43123
Parcel ID(s) PORTIONS OF PARCEL ID NUMBERS 160-001395-00, 160-000824-00, 160-001626-00, and 160-001058-00	Total Acreage 1.5±
From Township JACKSON	To Municipality CITY OF GROVE CITY

Property Owner Information	
Name	Grove City Church of the Nazarene, et. al.
Address	4910 HOOPER ROAD Grove City, Ohio 43123
Phone #	614-875-2551
Fax #	N/A
Email	info@thenaz.tv

Attorney/Agent Information	
Name	Christopher A. Buerkle
Address	EPCON HOOPER, LLC 500 Stonehenge Parkway Dublin, OH 43017
Phone #	614-761-1010
Fax #	614-761-1155
Email	cbuerkle@epconcommunities.com

Staff Use Only	
Case #	ANX-EXP2 21-15
Hearing date:	8/11/15
Date filed:	7/8/15
Fee paid	250.00
Receipt #	685530
Notifications deadline 5 days	7/13/15
Svc statement deadline: 20 days	7/29/15

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

**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)  
TO THE CITY OF GROVE CITY OF 1.5 ACRES, MORE OR LESS  
FROM JACKSON TOWNSHIP**

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

The undersigned, petitioners in the premises, and being THE OWNERS OF REAL ESTATE in the territory described, consisting of 1.5 acres, more or less, with a total perimeter boundary of 2,151 feet, more or less, in the Township of Jackson, which area is contiguous along 1,106 feet, or 51.4% is contiguous 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 as *Exhibit "A"* and *"B"* and made part hereof.

In support of said Petition, the petitioner states that there are within the territory so prayed to be annexed three (3) OWNERS OF REAL ESTATE.

Christopher A. Buerkle, whose address is Epcon Communities, Inc., 500 Stonehenge Parkway, Dublin, Ohio, 43017, is hereby appointed agent for the undersigned Petition, as required by Section 709.02 of the Revised Code of Ohio. With the written consent of the undersigned, said agent is hereby authorized to make any amendment and deletion which 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 amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

**RECEIVED**

**JUL 08 2015**

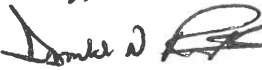
Franklin County Planning Department  
Franklin County, Ohio

*ANX-EXP2  
21-15*

**"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."**

**Parcel ID Numbers: 160-001395-00 & 160-000824-00**

Grove City Church of the Nazarene  
4770 Hoover Road  
Grove City, Ohio 43123

By:   
Print Name: Donna D Rogers II  
Title: CFO/Treasurer

Date: 4/7/15

**RECEIVED**

JUL 08 2015

Franklin County Planning Department  
Franklin County, Ohio

*ANX-EXPL*  
*21-15*

**Parcel ID Number: 160-001626-00**

FGCCN Holdings, LLC  
4860 Hoover Road  
Grove City, Ohio 43123

By:  Date: 4/7/15  
Print Name: Homer R McKnight  
Title: Pres

<sup>1059</sup>  
**Parcel ID Number: 160-000824-00**

  
Keith R. Bradshaw

Date: 4-10-15

  
Marlene M. Bradshaw

Date: 4-10-15

4900 Hoover Road  
Grove City, Ohio 43123



# EXHIBIT A

## PROPOSED ANNEXATION 1.5± ACRES

**FROM: JACKSON TOWNSHIP**

**TO: CITY OF GROVE CITY**

**RECEIVED**

**JUL 08 2015**

Franklin County Planning Department  
Franklin County, Ohio

*ANN-EXP 21-15*

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Nos. 1383 and 6840, being all of that 0.115 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200310230339960, that 0.092 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200310280344238, that 0.193 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200310280344239, that 0.055 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200306240190486, being part of that 0.229 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200309160294442, that 0.579 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200309020276102, that tract conveyed to Keith R. and Marlene M. Bradshaw by deed of record in Instrument Number 199812300336230, that 51.760 acre tract conveyed to Margie's Cove, LLC by deed of record in Instrument Number 200406140136959, and that 26.904 acre tract conveyed to Grove City Church of the Nazarene by deed of record in Official Record 20662J04, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northerly common corner of that 0.284 acre tract conveyed to the Grove City Church of The Nazarene by deed of record in Official Record 34023B17 and said 0.055 acre tract, with the southerly common corner of that 0.138 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200309160294447 and that 0.43 acre tract conveyed to Jack Ward and Sharon June Ward by deed of record in Instrument Number 199902230045999, in the existing Grove City Corporation Line as established by Ordinance Number 16-89 of record in Official Record 13654H07, in the easterly right-of-way line of Hoover Road;

Thence southerly, with said easterly right-of-way line, with the line common to said 0.055, 0.284, and 0.193 acre tracts and that 1.025 acre tract conveyed to FGCCN Holdings, LLC by deed of record in Instrument Number 201409020114103, a distance of approximately 270 feet to a point in the northerly line of said Bradshaw tract;

Thence westerly, continuing with said easterly right-of-way line, with the line common to said Bradshaw and 0.193 acre tracts, a distance of approximately 10 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, across said Bradshaw tract, a distance of approximately 126 feet to a point in the northerly line of said 0.092 acre tract;

Thence easterly, continuing with said easterly right-of-way line, with a line common to said Bradshaw tract and said 0.092 acre tract, a distance of approximately 20 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, and said common line, a distance of approximately 80 feet to a point in a northerly line of said 26.904 acre tract;

Thence westerly, continuing with said easterly right-of-way line, with the line common to said 26.904 and 0.092 acre tracts, a distance of approximately 20 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, across said 26.904 acre tract, a distance of approximately 228 feet to a point in the northerly line of said 0.115 acre tract;

Thence easterly, continuing with said easterly right-of-way line, with a line common to said 26.904 and 0.155 acre tracts, a distance of approximately 20 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, and said common line, a distance of approximately 100 feet to a point;

Thence westerly, continuing with said easterly right-of-way line, and said common line, a distance of approximately 20 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, across said 26.904 acre tract, a distance of approximately 151 feet to a point in the northerly line of that 3.801 acre tract conveyed to the Grove City Church of the Nazarene by deed of record in Instrument Number 200209030164295, in the

# EXHIBIT A

## PROPOSED ANNEXATION

1.5± ACRES

-2-

existing Grove City Corporation Line as established by Ordinance Number C-74-95 of record in Official Record 30954E18;

Thence westerly, across said Hoover Road, across said 51.760 acre tract, with said existing Corporation Line (C-74-95), a distance of approximately 78 feet to a point in the existing Grove City Corporation Line as established by Ordinance Number C-16-75 of record in Miscellaneous Record 164, Page 545;

Thence northerly, with said existing Corporation Line (C-16-75), across said 51.760 acre tract, a distance of approximately 130 feet to a point;

Thence northerly, continuing with said existing Corporation Line (C-16-75), across said 51.760, 0.579 and 0.229 acre tracts, a distance of approximately 828 feet to a point in said existing Corporation Line (16-89);

Thence easterly, with said existing Corporation Line (16-89), across a portion of said 0.229 acre tract, with the line common to said 0.138 and 0.055 acre tracts, a distance of approximately 70 feet to the POINT OF BEGINNING, containing approximately 1.5 acres, more or less.

This description is for annexation purposes only and is not to be used for transfer.



HLK:mm  
1\_5 ac 20141544-VS-ANNX.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Heather L. King".

Heather L. King  
Professional Surveyor No. 8307

3/31/15

Date

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

By DCR/FAK Date 4/1/15

RECEIVED

JUL 08 2015

Franklin County Planning Department  
Franklin County, Ohio

RECEIVED

APR 01 2015

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

# EXHIBIT B

## ANNEXATION OF 1.5± ACRES

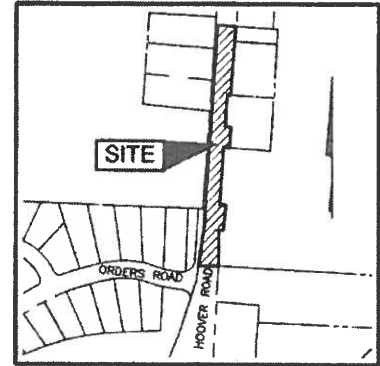
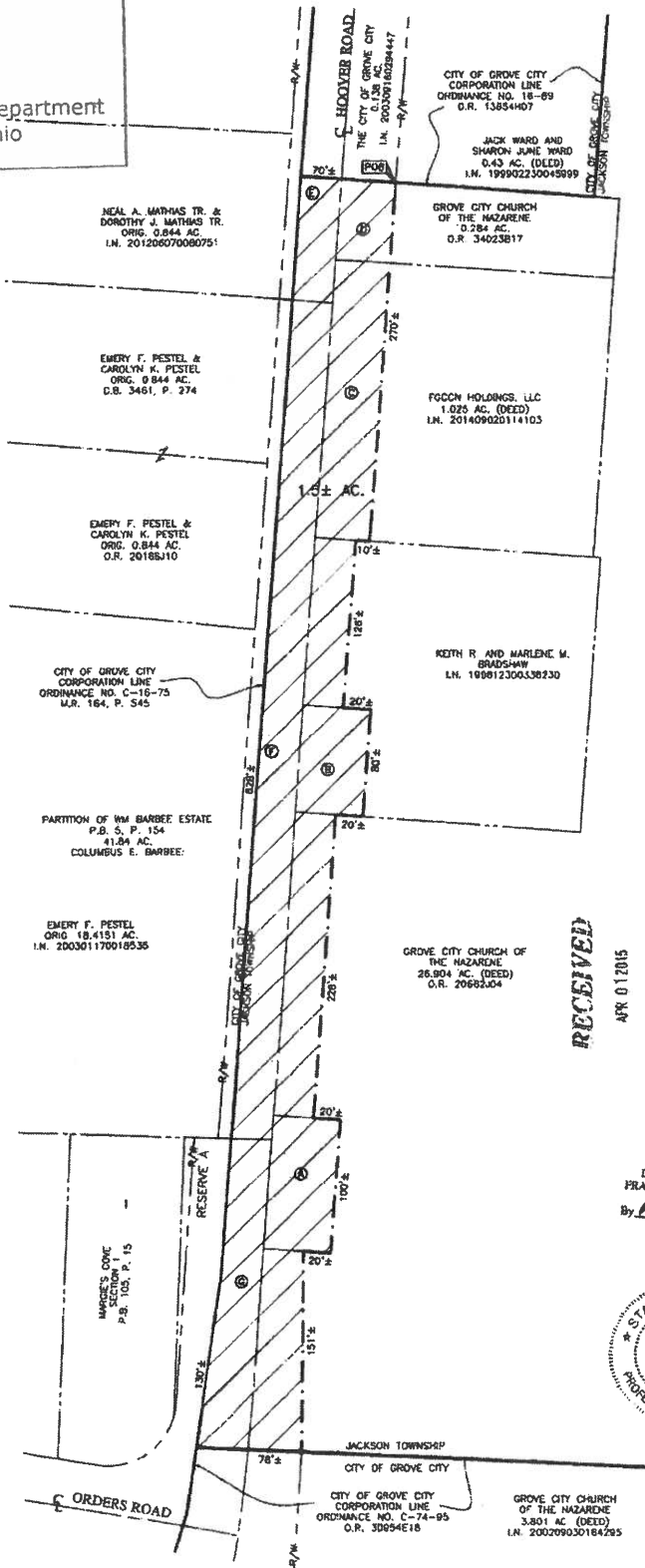
FROM: JACKSON TOWNSHIP TO: CITY OF GROVE CITY  
VIRGINIA MILITARY SURVEY NO. 1383 & 6840  
JACKSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO

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JUL 08 2015

Franklin County Planning Department  
Franklin County, Ohio

ANX-EXP2  
21-15



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

- ① THE CITY OF GROVE CITY  
0.119 AC.  
I.N. 200310230336960
- ② THE CITY OF GROVE CITY  
0.092 AC.  
I.N. 200310280344238
- ③ THE CITY OF GROVE CITY  
0.193 AC.  
I.N. 200310280344239
- ④ THE CITY OF GROVE CITY  
0.059 AC.  
I.N. 200308240180466
- ⑤ THE CITY OF GROVE CITY  
0.229 AC.  
I.N. 200309180294442
- ⑥ THE CITY OF GROVE CITY  
0.879 AC.  
I.N. 200309020278102
- ⑦ MARGIE'S CORP, LLC  
51.780 AC.  
I.N. 200406140138939

AREA TO BE ANNEXED

PROPOSED CITY OF GROVE CITY CORPORATION LINE

EXISTING CITY OF GROVE CITY CORPORATION LINE

Contiguity Note:  
Total perimeter of annexation area is 2151.19 feet, of which 1105.8 feet is contiguous with the City of Grove City by Ordinance Numbers 16-89, C-74-95 and C-16-75, giving 51% perimeter contiguity.

Note:  
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

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APR 01 2015

Heather L. King  
Professional Surveyor No. 8307

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

By: *Heather L. King* Date: *4/1/15*



*Heather L. King* 3/6/15  
Heather L. King  
Professional Surveyor No. 8307




<b>EMHT</b>		Date: January 23, 2015
Evers, Meacham, Hamilton & Thon, Inc. Engineers & Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43244 Phone: 614.779.4300 Fax: 614.779.4348 emht.com		Scale: 1" = 60'
		Job No: 2014-1544
		Sheet: 1 of 1
REVISIONS		
DATE	DESCRIPTION	
03/31/15	revisions per marking	



# ANX-EXP2-21-15

Petition to Annex 1.5 +/-  
acres from  
Jackson Township to the  
City of Grove City


1.5 +/- acres  
Jackson Township

 Area to be annexed

 Parcels

 Streets

## Franklin County Floodplain

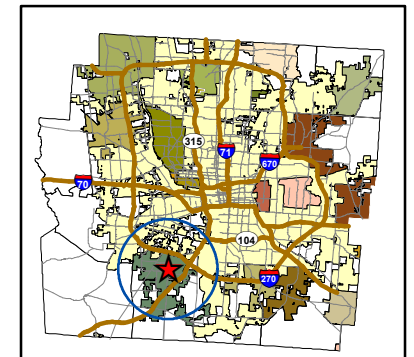
 Floodway Fringe

 Floodway

## Corporate Boundaries

 Grove City

Note: Boundary shown  
is approximate area to  
be annexed. See  
petition plat for exact  
area.





## RESOLUTION NO. CR-40-15

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 1.5 ACRES OF HOOVER ROAD FROM THE CORPORATION LINE TO ORDERS ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 1.5+ acres of roadway et al. known as Hoover Road, from the corporation line south to Orders Road, in Jackson Township to the City of Grove City and signed by Grove City Church of the Nazarene, et. al., 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.

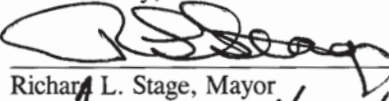
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Upon its annexation to the City of Grove City, the 1.5+ acres of roadway et al. known as Hoover Road, from the corporation line south to Orders Road, proposed for annexation by the Grove City Church of the Nazarene et. al., will receive the following municipal services from the City of Grove City:

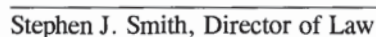
Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional 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: 07-06-15  
Effective: 07-06-15

Attest:

I Certify that this resolution is correct as to form.