

Review of petition to annex 2.59 +/- acres from Jackson Township to the City of Grove City by Stephen J. Smith - CASE #ANX-MUNI-01-15 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed on January 2, 2015 by Stephen J. Smith, on behalf of the City of Grove City, and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Municipal Annexation 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 709.16 of the Revised Code.
2. The City of Grove City has authorized the annexation of the described territory under ordinance no. C-18-14 passed May 5, 2014.

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: D. Anthony Hray

Cc: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0041-15

January 20, 2015

**REVIEW OF PETITION TO ANNEX 2.59 +/- ACRES FROM JACKSON
TOWNSHIP TO THE CITY OF GROVE CITY BY STEPHEN J. SMITH - CASE
#ANX-MUNI-01-15**

**(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.



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
2.59 +/- ACRES FROM
JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY
BY STEPHEN J. SMITH

Description:

Attached is a resolution to consider the annexation of 2.59-acres, more or less, from Jackson Township to the City of Grove City. The petition case number is ANX-MUNI-01-15.

Applicant/Agent:

Stephen J. Smith

Owner:

City of Grove City

Site:

Two non-contiguous sections of White Road located east of Hoover Road, west of McDowell Road

Analysis:

The applicant has met all statutory requirements outlined in Section 709.16 of the Ohio Revised Code. The City of Grove City has authorized the annexation of the described territory under ordinance no. C-18-14 passed May 5, 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
Jenny Snapp, Assistant Director
Matthew Brown, Planning Administrator
Franklin County Economic Development & Planning Department

RE: Description of Municipal annexation case to be journalized on the
January 6, 2015 General Session Agenda for a hearing on
January 20, 2015.

Case #ANX-MUNI-01-15 - A municipal annexation ANX-MUNI-01-15 was filed in our office on January 2, 2015. The petition is requesting to annex two (2) non-contiguous sections comprising the public right-of-way of White Road, totaling 2.59+/- acres, from Jackson Township to the City of Grove City. The applicant is Stephen J. Smith, Esq. **Site: Two non-contiguous sections of White Road located east of Hoover Road, west of McDowell Road**



Stephen J. Smith
Member
614.559.7258 (t)
614.464.1737 (f)
sjsmith@fbtlaw.com

January 2, 2015

HAND DELIVERED

Economic Development and Planning Department
Franklin County
c/o Anthony Hray
150 South Front Street
FSL Suite 10
Columbus, OH 43215

RECEIVED

JAN - 2 2015

**Franklin County Planning Department
Franklin County, OH**

Re: Application for Annexation Petition

Mr. Hray:

Please find enclosed two applications for annexation petitions from the City of Grove City's (the "City"). Enclosed with these applications is a certified ordinance petitioning the County Commissioners of Franklin County for annexation of approximately 2.59 acres of land to the City. This land is public right-of-way known as White Road that is owned by the City. The City is submitted two applications because the two portions of White Road to be annexed are not contiguous. The applications also include the legal description and a map of each portion of the road to be annexed.

White Road is being annexed into the City pursuant to the advice of Franklin County in order to maintain the significant improvements being made to the roadway by the City and Jackson Township, as well as to regulate speed on the roadway.

Please confirm receipt of these annexation petitions. Please do not hesitate to contact me at the number or email address above if you have any questions or need any additional information. Thank you.

Very truly yours,

Stephen J. Smith /ysa

Stephen J. Smith
Law Director, City of Grove City

Enclosure

cc: Charles W. Boso, Jr., City Administrator (via email)



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schlimmer, Director

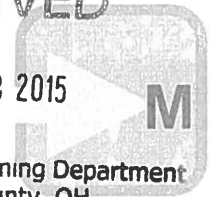
Application for
**Annexation
Petition**

Municipality
Pursuant to § 915

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Franklin County Planning Department
Franklin County, OH



Property Information	
Site Address White Road, Grove City, Ohio	
Parcel ID(s) Public right-of-way as described & depicted in the legal exhibits	Total Acreage 1.31
From Township Jackson	To Municipality Grove City

Municipal Authority	
Authorizing Ordinance No. C-18-14	
Land Ownership (check one) <input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Franklin County <input type="checkbox"/> State of Ohio	

Applicant/Agent Information	
Name Stephen J. Smith, Esq.	
Address One Columbus, Suite 2300 10 West Broad Street Columbus, Ohio 43215	
Phone # 614-464-1211	Fax # 614-464-1737
Email sjsmith@fbtlaw.com	

Staff Use Only
Case # MVNI-01-15
Hearing date: 1/20/15
Date filed: 1/2/15
Fee paid N/A
Receipt # —
Date Journalized 1/6/15

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/plat of property
<input checked="" type="checkbox"/> Certified copy of ordinance authorizing this application

Signatures		
The undersigned, petitioners in the premises, and being authorized to act on behalf of the municipality listed above, do hereby pray that the territory listed above be annexed to said municipality.		
The undersigned further acknowledge that the Franklin County Board of Commissioners may take the following actions: <ul style="list-style-type: none">For land owned by the municipality, the Board must grant the petitionFor land owned by a County, the Board may grant or deny the petitionFor land owned by the State of Ohio, if the Director of Administrative Services has filed written consent, the Board must grant the petition.		
<u>Stephen Smith / YSA</u> Agent or Authorized Representative	<u>Law Director</u> Title	<u>1/2/2015</u> Date
_____ Agent or Authorized Representative	_____ Title	_____ Date



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for
**Annexation
Petition**

Municipal
Pursuant to ORC §709.15

RECEIVED

JAN - 2 2015

Franklin County Planning Department
Franklin County, OH

Property Information	
Site Address White Road, Grove City, Ohio	
Parcel ID(s) Public right-of-way as described & depicted on the legal exhibits	Total Acreage 1.28
From Township Jackson	To Municipality Grove City

Municipal Authority
Authorizing Ordinance No. C-18-14
Land Ownership (check one) <input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Franklin County <input type="checkbox"/> State of Ohio

Applicant/Agent Information	
Name Stephen J. Smith, Esq.	
Address One Columbus, Suite 2300 10 West Broad Street Columbus, Ohio 43215	
Phone # 614-464-1211	Fax # 614-464-1737
Email sjsmith@fbtlaw.com	

Staff Use Only
Case # MUNI-01-15
Hearing date: 1/20/15
Date filed: 1/2/15
Fee paid N/A
Receipt # —
Date Journalized 1/6/15

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"/> Certified copy of ordinance authorizing this application

Signatures		
The undersigned, petitioners in the premises, and being authorized to act on behalf of the municipality listed above, do hereby pray that the territory listed above be annexed to said municipality.		
The undersigned further acknowledge that the Franklin County Board of Commissioners may take the following actions: <ul style="list-style-type: none">For land owned by the municipality, the Board must grant the petitionFor land owned by a County, the Board may grant or deny the petitionFor land owned by the State of Ohio, if the Director of Administrative Services has filed written consent, the Board must grant the petition.		
<u>Stephen Smith / YSA</u> Agent or Authorized Representative	<u>Law Director</u> Title	<u>1/2/2015</u> Date
_____ Agent or Authorized Representative	_____ Title	_____ Date

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APR 08 2014

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

C-18-14
Exhibit B
PROPOSED ANNEXATION
1.31+/- ACRES

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 4/8/14

FROM: JACKSON TOWNSHIP

TO: CITY OF GROVE CITY

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Situate in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Numbers 6840 and 8231, being part of White Road, as dedicated in Plat Book 23, Page 46-A (0.199 acre), Plat Book 64, Page 23 (0.041 acre), and Plat Book 27, Page 33 (0.659 acre), and all of those 0.069 acre tracts conveyed to City of Grove City by deeds of record in Instrument Numbers 201403050026583, 201403050026572, 201403050026594, 201403050026577, 201403050026591, and 201403050026578, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Franklin County Planning Department
Franklin County, OH

BEGINNING at a southwesterly angle point in the existing City of Grove City corporation line as established by Ordinance Number C-69-93, of record in Official Record 24125H13, in the southerly right-of-way line of White Road (60 feet wide), as dedicated in Plat Book 27, Page 33;

Thence westerly, with said southerly right-of-way line, a distance of approximately 905 feet to a point;

Thence southwesterly, with the arc of a curve to the left in said southerly right-of-way line, having a radius of 40 feet, an arc length of approximately 64 feet and a chord length of approximately 57 feet to the intersection of said southerly right-of-way line with the easterly right-of-way line of Hoover Road, being in an existing City of Grove City corporation line as established by Ordinance Number C-3-01, of record in Instrument Number 200102200033325;

Thence northerly, with said easterly right-of-way line, and said existing City of Grove City corporation line (C-3-01), a distance of approximately 120 feet to the intersection of said easterly right-of-way line with the northerly right-of-way line of said White Road;

Thence southeasterly, with a curve to the left in the northerly right-of-way line of White Road, having a radius of 20 feet, an arc length of approximately 31 feet and a chord length of approximately 28 feet to a point;

Thence easterly, continuing with the northerly right-of-way line of said White Road, the northerly lines of said City of Grove City tracts, and partially with the existing City of Grove City corporation line as established by Ordinance Number C-69-97, of record in Instrument Number 199712120166071, the existing City of Grove City corporation line as established by Ordinance Number C-15-79, of record in Miscellaneous Record 171, Page 881, and the existing City of Grove City corporation line as established by Ordinance Number C-68-13, of record in Instrument Number 201310180176735, a distance of approximately 926 feet to a point in said existing City of Grove City corporation line (C-69-93);

Thence southerly, across said White Road and with said existing City of Grove City corporation line (C-69-93), a distance of approximately 60 feet to the POINT OF BEGINNING, containing approximately 1.31 acres of land, more or less.

The above description is from record information only and is not to be used for transfer.



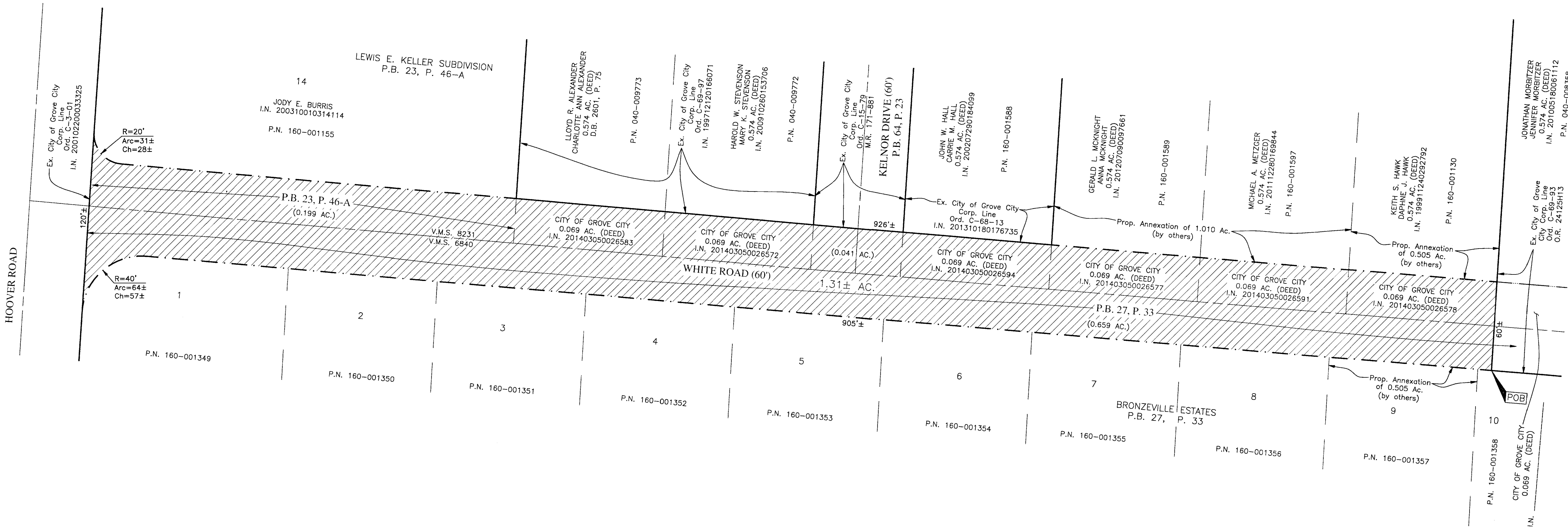
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Heather L. King
Professional Surveyor No. 8307

4/8/14
Date

PROPOSED 1.31± ACRE ANNEXATION
FROM TOWNSHIP OF JACKSON
TO CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY NUMBERS 6840 & 8231
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

ANX-MUNI-01-15

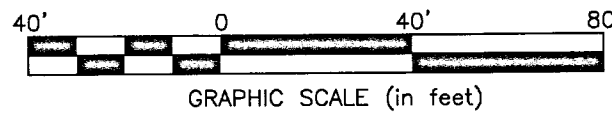


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APR 08 2014

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 BB Date 4/8/14



This exhibit was prepared from record information from the Franklin County Recorder's Office, and is not intended for the transfer of real property.

Total perimeter of the 1.31± acre annexation area is 2106 feet, of which 540 feet are contiguous with the City of Grove City by Ordinance Numbers, C-68-13, C-69-93, C-15-79, C-3-01, and C-69-97, giving 26% perimeter contiguity.

AREA TO BE ANNEXED

PROPOSED CITY OF GROVE CITY CORPORATION LINE

EXISTING CITY OF GROVE CITY CORPORATION LINE

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

By Heather L. King Date 4/8/14
Heather L. King
Professional Surveyor No. 8307

EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com			Date: July 26, 2013
Scale: 1" = 40'			
Job No: 2013-0112			
Sheet: 1 of 1			
REVISIONS			
MARK	DATE	DESCRIPTION	
TNW	3/11/14	Add right-of-way instruments & proposed annexations by others	

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APR 10 2014

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

C-18-14
Exhibit A
PROPOSED ANNEXATION
1.28+/- ACRES

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

By BB Date 4/8/14

FROM: JACKSON TOWNSHIP

TO: CITY OF GROVE CITY

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Situatc in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Numbers 6840 and 8231, being part of White Road, as dedicated in Plat Book 27, Page 33 (0.306 acre), Plat Book 42, Page 129 (0.083 acre), and Plat Book 69, Page 68 (0.032 acre), and all of those 0.069 acre tracts conveyed to City of Grove City by deeds of record in Instrument Numbers 201403050026574, 201403050026589, 201403050026573, 201403050026588, 201403050026581, 201403050026580, and 201403050026575, that 0.080 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201403050026576, that 0.110 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201403050026585, that 0.125 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201403050026592, and that 0.056 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201403050026586, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Franklin County Planning Departme
Franklin County, OH

BEGINNING at a southeasterly angle point in the existing City of Grove City corporation line as established by Ordinance Number C-69-93, of record in Official Record 24125H13, in the southerly right-of-way line of White Road (60 feet wide), as dedicated in Plat Book 27, Page 33;

Thence northerly, across said White Road and with said existing City of Grove City corporation line, a distance of approximately 60 feet to a point in the northerly right-of-way line of said White Road;

Thence easterly, with the northerly right-of-way line of said White Road, the northerly lines of said City of Grove City tracts, and partially with the existing City of Grove City corporation line as established by Ordinance Number C-41-01, of record in Instrument Number 200107190164533, and by Ordinance Number C-15-79, of record in Miscellaneous Record 171, Page 881, a distance of approximately 877 feet to an angle point in the existing City of Grove City corporation line as established by Ordinance Number C-52-88, of record in Official Record 12437F20, and an angle point in said northerly right-of-way line;

Thence continuing easterly, across said White Road and with said existing City of Grove City corporation line (C-52-88), a distance of approximately 47 feet to an angle point in the existing City of Grove City corporation line as established by Ordinance Number C-38-00, of record in Instrument Number 200005240102319;

Thence southerly, across said White Road and with said existing City of Grove City corporation line (C-38-00), a distance of approximately 60 feet to a point in the southerly right-of-way line of said White Road;

Thence westerly, with said southerly right-of-way line, the southerly lines of said City of Grove City tracts, and partially with the existing City of Grove City corporation line as established by Ordinance Number C-15-05, of record in Instrument Number 200503160048530, and by Ordinance Number C-129-88, of record in Official Record 13079B01, a distance of approximately 734 feet to an angle point in said existing City of Grove City corporation line (C-129-88);

Thence southerly, with said existing City of Grove City corporation line (C-129-88), a distance of approximately 19 feet to the intersection of said southerly right-of-way line with the westerly right-of-way line of Kay Court (formerly Milligan Drive), as dedicated in Plat Book 27, Page 33;

PROPOSED ANNEXATION

1.28+/- ACRES

-2-

Thence northwesterly, with a curve to the left in the southerly right-of-way line of White Road, having a radius of 20 feet, an arc length of approximately 31 feet and a chord length of approximately 28 feet to a point;

Thence westerly, continuing with said southerly right-of-way line, a distance of approximately 172 feet to the POINT OF BEGINNING, containing approximately 1.28 acres of land, more or less.

The above description is from record information only and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

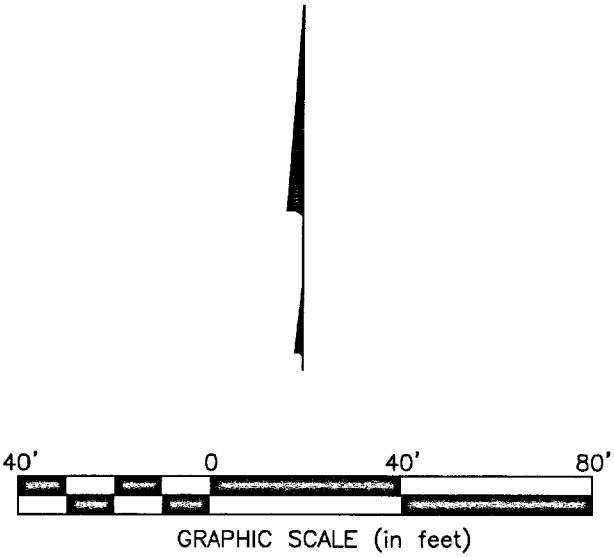
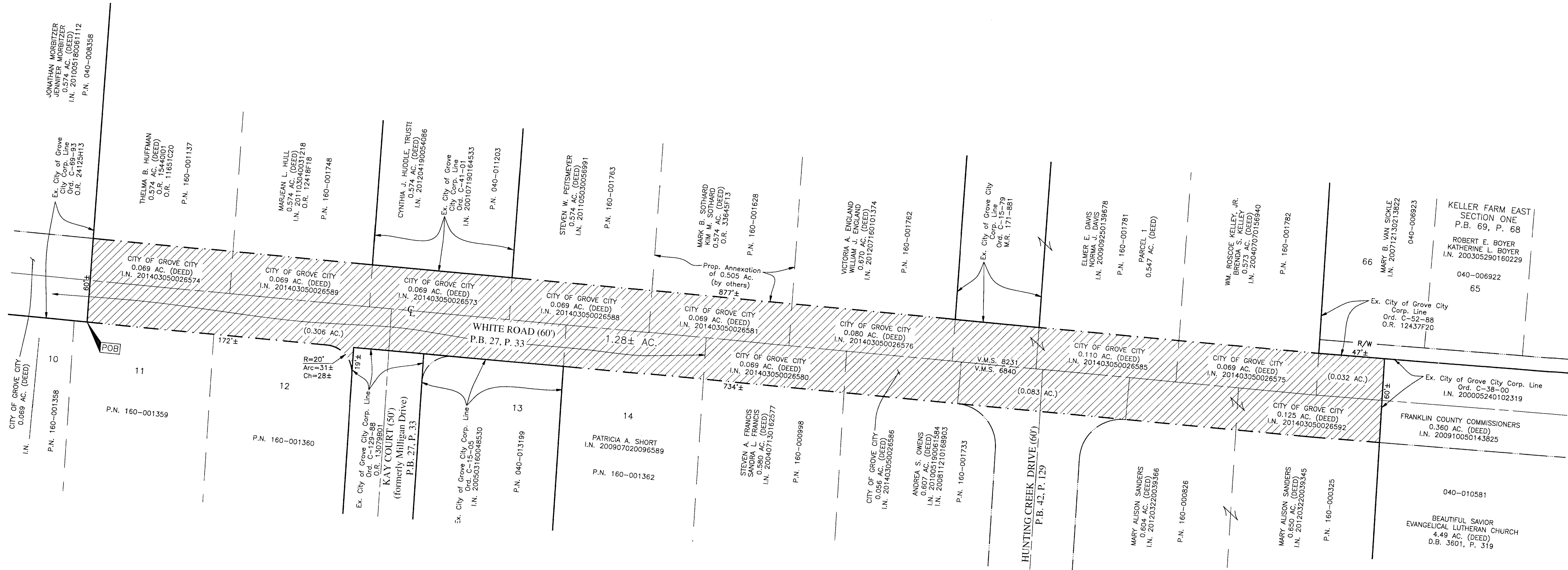
Heather L. King
Heather L. King
Professional Surveyor No. 8307

4/8/14
Date

HLK/tmw
1.28 ac 20130112ANNX

PROPOSED 1.28± ACRE ANNEXATION
FROM TOWNSHIP OF JACKSON
TO CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY NUMBERS 6840 & 8231
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

ANX-MUNI-01-15



This exhibit was prepared from record information from the Franklin County Recorder's Office, and is not intended for the transfer of real property.

Total perimeter of the annexation area is 2000 feet, of which 496 feet are contiguous with the City of Grove City by Ordinance Numbers, C-69-93, C-41-01, C-52-88, C-38-00, C-15-05, C-129-88 and C-15-79, giving 25% perimeter contiguity.

AREA TO BE ANNEXED
PROPOSED CITY OF GROVE CITY CORPORATION LINE
EXISTING CITY OF GROVE CITY CORPORATION LINE

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

By *Heather L. King* 4/6/14
Heather L. King
Professional Surveyor No. 8307
Date

RECEIVED
APR 03 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 *BB* Date *4/6/14*

EMHT Evans, Mechwal, Hamblen & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43204 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com			Date: July 26, 2013
Scale: 1" = 40'			
Job No: 2013-0112			
Sheet: 1 of 1			
REVISIONS			
MARK	DATE	DESCRIPTION	
TNW	3/11/14	Add right-of-way instruments & proposed annexations by others	

RECEIVED

JAN - 2 2015

ORDINANCE C-18-14

Franklin County Planning Department
Franklin County, OH

AN ORDINANCE AUTHORIZING THE ANNEXATION OF 2.59± ACRES OF ROADWAY
LOCATED ON WHITE ROAD FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, the City of Grove City desires to annex from Jackson Township 2.59 acres, more or less, of roadway property located on White Road that is owned in fee simple by the City of Grove City as depicted in the annexation plats attached hereto as Exhibits A and B; and

WHEREAS, the City of Grove City desires to annex this roadway property per the advice of Franklin County in order to maintain the significant improvements being made to the roadway by the City of Grove City and Jackson Township, as well as to regulate speed on the roadway; and

WHEREAS, pursuant to Ohio Revised Code Section 709.16, the City of Grove City has the authority to petition the Board of County Commissioners of Franklin County, State of Ohio, to annex this roadway property as the roadway property is contiguous to the corporation line of the City of Grove City, and the property is owned in fee simple by the City of Grove City; and

WHEREAS, upon receipt of an annexation petition from the City of Grove City for the annexation of the roadway property, the Board of County Commissioners of Franklin County, State of Ohio, shall grant the annexation petition.

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

SECTION 1. The City of Grove City hereby authorizes the annexation from Jackson Township of 2.59 acres, more or less, of roadway property located on White Road and owned in fee simple by the City of Grove City as depicted in the annexation plats attached hereto as Exhibits A and B.

SECTION 2. The City Law Director and the City Clerk are hereby vested with the authority to file two separate annexation petitions for the annexation of this roadway property with the Board of County Commissioners of Franklin County, State of Ohio, two petitions being necessary because the property set forth in Exhibit A is not contiguous to the property set forth in Exhibit B, although both are contiguous to the corporation line of the City of Grove City.

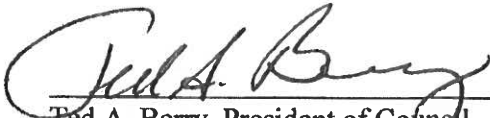
SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Passed: 05-05-14

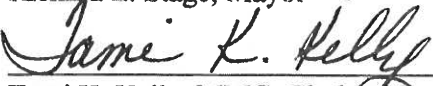
Effective: 06-04-14

Attest:

certify that this
ordinance is correct as to form.


Ted A. Berry, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council


Stephen J. Smith, Director of Law