

Review of Petition to Annex 0.654 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-13-16. (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Kacie D. Waugh, on May 17, 2016, 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 CR-30-16 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The resolution was passed by the City of Grove City on May 16, 2016.

Review of Petition to Annex 0.654 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-13-16. (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: Matt Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0450-16

June 14, 2016

REVIEW OF PETITION TO ANNEX 0.654 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-13-16.

(Economic Development and Planning)

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

Voting:

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.



Antwan Booker, 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 0.654 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-13-16

Description:

Attached is a resolution to consider the annexation of 0.654-acres, more or less, from Jackson Township to the City of Grove City. The petition case number is ANX-EXP2-13-16.

Agent:

Kacie D. Waugh

Owners:

Peggy L. Dawson

Site:

4178 Hoover Road (PID# 160-001146)

Additional Information:

The total perimeter of the site is approximately 770 feet; approximately 770 feet, or 100 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. Resolution CR-30-16 was passed by the City of Grove City on May 16, 2016.

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: Antwan Booker, County Clerk
Franklin County Commissioners Office

FROM: Matthew Brown, Planning Administrator
Franklin County Economic Development & Planning Department

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

RE: Description of Expedited Type 2 annexation case to be
journalized on the **May 17, 2016** General Session Agenda for
consideration on **June 14, 2016**.

Case #ANX-EXP2-13-16 - An Expedited Type 2 annexation petition ANX-EXP2-13-16 was filed with the Franklin County Economic Development and Planning Department on May 10, 2016. The petition is requesting to annex 0.654 +/- acres from Jackson Township to the City of Grove City. The petition will be considered by the Board of Commissioners on June 14, 2016.

Site: 4178 Hoover Road (PID# 160-001146) and a portion of the Hoover Road public right-of-way

Application for
**Annexation
 Petition**



Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Expedited Type 2
 Pursuant to ORC §709.023

Property Information	
Site Address	4178 Hoover Road
Parcel ID(s)	160-001146
Total Acreage	.654acre
From Township	Jackson Township
To Municipality	Grove City

Staff Use Only
Case # ANX-EXP2-13-16
Hearing date: 6/14/16
Date filed: 5/10/16
Fee paid 250.00
Receipt # 685368
Notifications deadline: 5 days 5/16/16
Svc statement deadline: 20 days 5/30/16

Property Owner Information	
Name	Peggy L. Dawson
Address	4178 Hoover Road Grove City, OH 43123
Phone #	
Fax #	
Email	

Attorney/Agent Information	
Name	Kacie D. Waugh
Address	3083 Columbus Street Grove City, OH 43123
Phone #	(614) 875-4895
Fax #	(614) 875-2155
Email	kwaugh@clarkandwaughlaw.com

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>			
<u>Peggy L. Dawson</u>	<u>4-25-16</u>	_____	_____
Property Owner	Date	Property Owner	Date
_____	_____	_____	_____
Property Owner	Date	Property Owner	Date

PETITION FOR ANNEXATION
OF .654 ACRES MORE OR LESS
TO THE CITY OF GROVE CITY, OHIO
FROM THE TOWNSHIP OF JACKSON



ANX-EXPZ-13-16

TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO

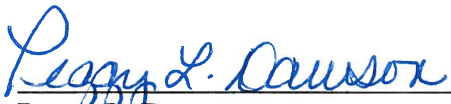
The undersigned Petitioner in the premises, and being ALL of the OWNERS of real estate in the territory described, consisting of .654 acres, more or less in the Township of Jackson, which area is contiguous and adjacent to the City of Grove City, does hereby pray that said territory be annexed to the City of Grove City, according to the statutes of the State of Ohio.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto and made part hereof. Attached is a list of the owners of property adjacent to the territory proposed for annexation or adjacent to a road that is adjacent to that territory and located directly across the road from that territory.

In support of said Petition, your Petitioner states that there is within the territory so prayed to be annexed, one owner of real estate.

Kacie D. Waugh, is hereby appointed Agent for the undersigned Petitioner, 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 her 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 an amended plat and description to the Board of 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 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.



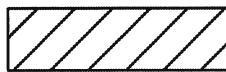

Peggy L. Dawson

Date: 4-25, 2016

ANNEXATION PLAT

PROPOSED ANNEXATION OF LOT 5 LEWIS E KELLER SUBDIVISION (P.B. 23, PG.46)
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

LEGEND

-  EXISTING CITY OF GROVE CITY CORPORATION LINE
-  PROPOSED CITY OF GROVE CITY CORPORATION LINE
-  AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:
4178 HOOVER ROAD, GROVE CITY, OH 43123

FRANKLIN COUNTY PARCEL # 160-001146-00

THIS ANNEXATION DOES NOT CREATE AN UNINCORORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

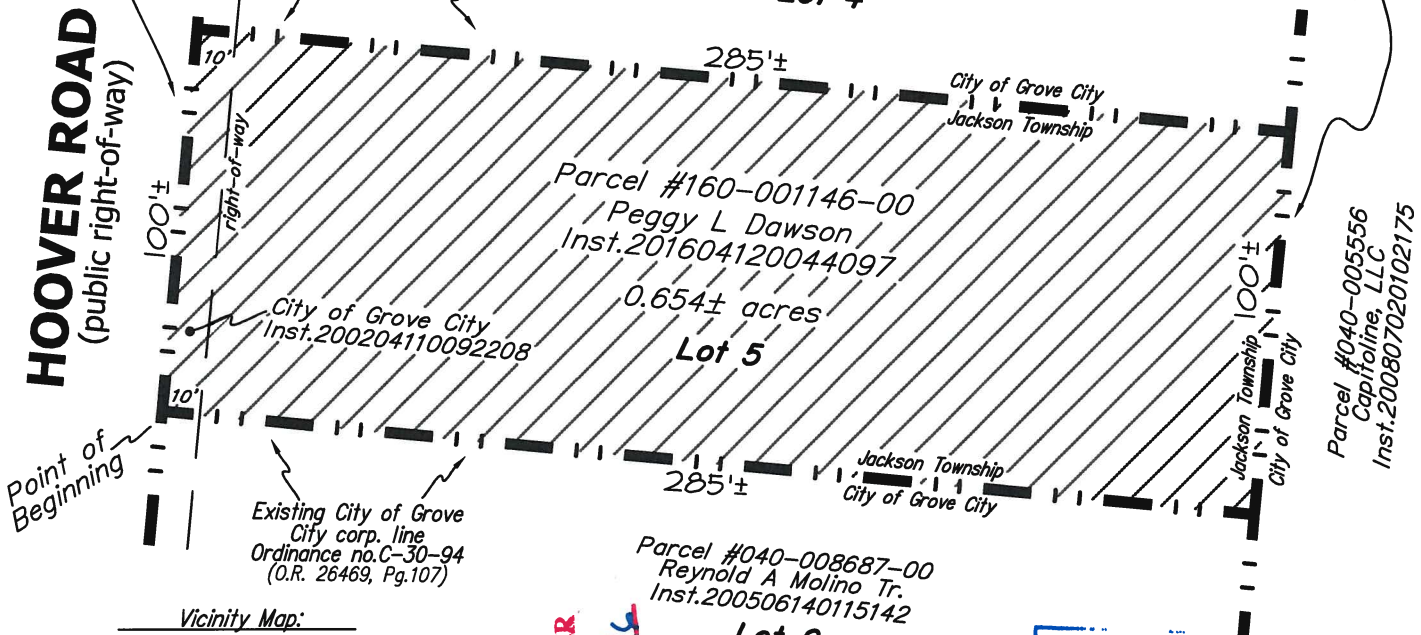
TOTAL PERIMETER OF ANNEXATION IS 770'± OF WHICH 770'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 100% PERIMETER CONTIGUITY.

Existing City of Grove City corp. line
Ordinance no.C-03-01
Inst.200102200033325

Existing City of Grove City corp. line
Ordinance no.C-31-06
Inst.200608010150225

Parcel #040-013837-00
WDZ Properties Grove City
Inst.200811250169955

Existing City of Grove City corp. line
Ordinance no.C-15-79
(Misc. Vol. 171, Pg.881)



Vicinity Map:



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

By BB Date 4/28/16

Parcel #040-008687-00
Reynold A Molino Tr.
Inst.200506140115142



**CAMPBELL &
ASSOCIATES, INC.**
Land Surveyors
(800)233-4117
www.campbellsurvey.com

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.



SCALE: 1"=50'

Job: CO135387

MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

4-25-16 DATE

Description of a 0.654 acre tract for annexation purposes

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 3231, and being all of Lot 5 of Lewis E Keller Subdivision as recorded in Plat Book 23, Page 46 and being more particularly described for annexation purposes as follows:

Beginning at the southwesterly corner of said Lot 5, said point being in the existing corporation line of the City of Grove City as established by Ordinance Number C-03-01 as recorded in Instrument No. 200102200033325;

thence northerly approximately 100' along the westerly line of said Lot 5 with said existing corporation line to an existing City of Grove City corporation line as established by Ordinance Number C-31-06 as recorded in Instrument No.200608010150225;

thence easterly approximately 285' along the northerly line of said Lot 5 with said corporation line to an existing City of Grove City corporation line as established by Ordinance Number C-15-79 as recorded in Misc. Vol. 171, Pg.881;

thence southerly approximately 100' along the easterly line of said Lot 5 with said corporation line to an existing City of Grove City corporation line as established by Ordinance Number C-30-94 as recorded in O.R. 26469, Pg.107;

thence westerly approximately 285' along the southerly line of said Lot 5 with said corporation line to the point of beginning, containing approximately 0.654 acres of land, more or less.

All documents referenced herein are Franklin County Recorder's records.

The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in April of 2016 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

ANNEXATION PURPOSES ONLY

Property Address: 4178 Hoover Road, Grove City, OH 43123
Franklin County Parcel No. 160-001146-00



AUX-EXP-13-16

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

By BB Date 4/29/16



RECEIVED

MAY 02 2016

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

RESOLUTION NO. CR-30-16

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE
THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.654+ ACRES LOCATED AT
4178 HOOVER ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.654+ acres located at 4178 Hoover Road, in Jackson Township to the City of Grove City and signed by Peggy L. Dawson, as 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 0.654+ acres located at 4178 Hoover Road, proposed for annexation by Peggy L. Dawson, 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.

RECEIVED
MAY 17 2016

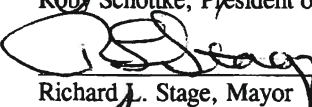
Franklin County Planning Department
Franklin County, OH

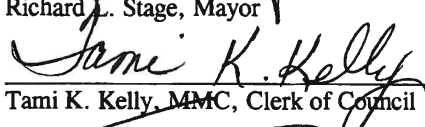
AUX-EXP2-13-16

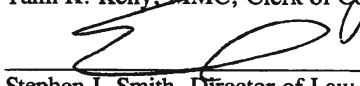
Passed: 05-16-16
Effective: 05-16-16

Attest:


Roby Schottke, President of Council


Richard L. Stage, Mayor


Tami K. Kelly, MMC, Clerk of Council



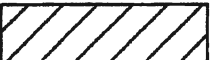

Stephen J. Smith, Director of Law

I Certify that this resolution is correct as to form.

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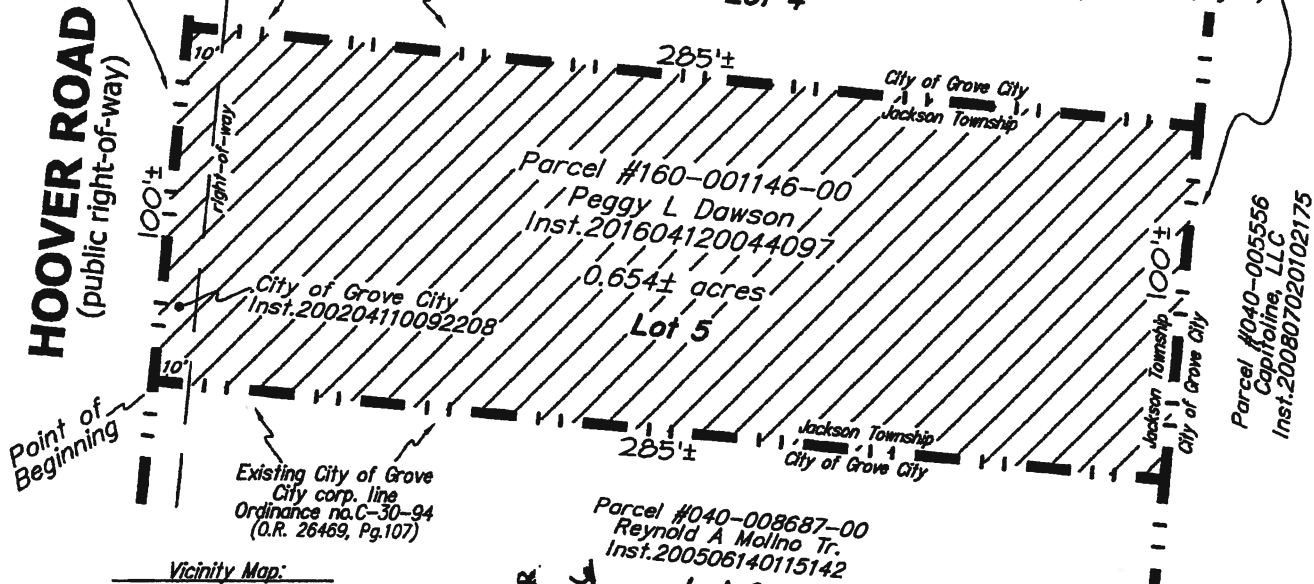
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WDZ Properties Grove City
Inst.200811250169955

Existing City of Grove City corp. line
Ordinance no.C-15-79
(Misc. Vol. 171, Pg.881)



Point of Beginning

Vicinity Map:



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

By BR Date 4/21/16

Parcel #040-008687-00
Reynold A Mallno Tr.
Inst.200506140115142



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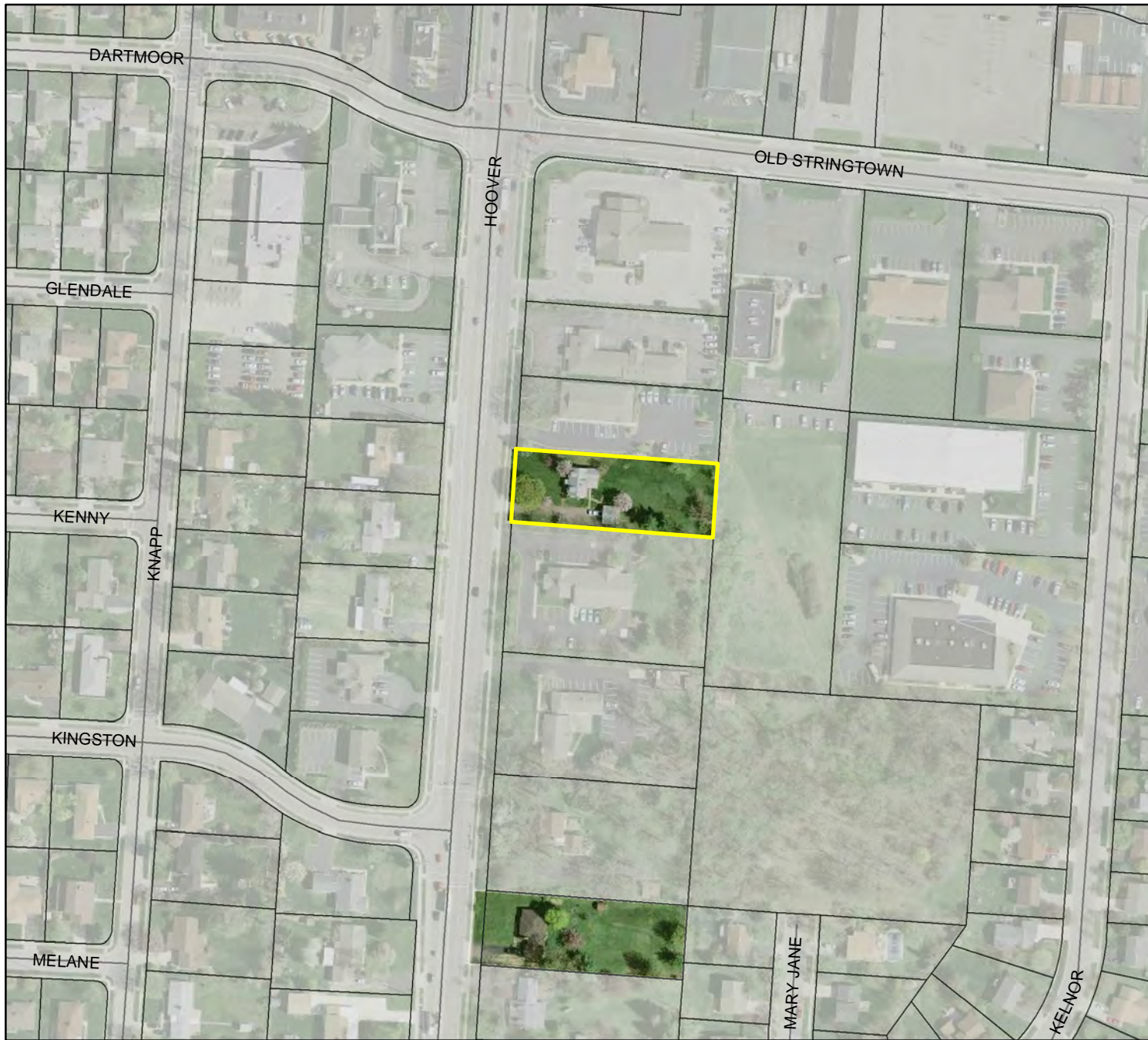
Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

4-25-16
DATE

0 50'
SCALE: 1"=50'
Job: C0135387







CAMPBELL &
ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com



ANX-EXP2-13-16

Petition to annex 0.654+/- acres from Jackson Township to the City of Grove City.

0.654+/- acres
Jackson Township

-  Annexation Area
-  Parcels
-  Streets
- Corporate Boundaries**
-  City of Columbus

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

