

Review of Petition to Annex 0.46 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-19-16. (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Kacie D. Waugh, on July 5, 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 No. CR-40-16 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The ordinance was passed by the City of Grove City on July 5, 2016.

Review of Petition to Annex 0.46 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-19-16. (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. 0565-16

August 02, 2016

**REVIEW OF PETITION TO ANNEX 0.46 +/- ACRES FROM JACKSON
TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-19-16.**

**(Economic Development and
Planning)**

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

Voting:

John O'Grady, President

Aye

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.



Debra A. Smith, 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 0.46 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-19-16

Description:

Attached is a resolution to consider the annexation of 0.46-acres, more or less, from Jackson Township to the City of Grove City. The petition case number is ANX-EXP2-19-16.

Owner:

Rene Figueroa and Yesenia Figueroa

Agent:

Kacie D. Waugh

Site:

Casa Boulevard (PID# 160-001105)

Additional Information:

The total perimeter of the site is approximately 653.06 feet; approximately 93.44 feet, or 14.3 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 No. CR-40-16 was passed by the City of Grove City on July 5, 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 **July 5, 2016** General Session Agenda for
consideration on **August 2, 2016**.

Case #ANX-EXP2-19-16 - An Expedited Type 2 annexation petition ANX-EXP2-19-16 was filed with the Franklin County Economic Development and Planning Department on June 28, 2016. The petition is requesting to annex 0.46 +/- acres from Jackson Township to the City of Grove City. The petition will be considered by the Board of Commissioners on August 2, 2016.

Site: Casa Boulevard (PID# 160-001105)

Application for
**Annexation
Petition**

Expedited Type 2
Pursuant to ORC §709.023

Commissioners

John O'Grady, President
Paula Brooks
Marilyn Brown

Economic Development & Planning Department
James Schimmer, Director

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JUN 28 2016

Franklin County Planning Department
Franklin County, OH

Property Information

Site Address

Casa Boulevard, Grove City, OH 43123

Parcel ID(s)

160-001105

Total Acreage

.460

From Township

Jackson

To Municipality

Grove City

Property Owner Information

Name

Rene Figueroa and Yesenia Figueroa

Address

4998 Jackson Pike
Grove City, OH 43123

Phone #

(614) 623-5106

Fax #

Email

Staff Use Only

Case #

ANX-EXP2-19-16

Hearing date:

8/2/16

Date filed:

6/28/16

Fee paid

\$250.00

Receipt #

685377

Notifications deadline:

5 days

7/5/16

Svc statement deadline:

20 days

7/18/16

Attorney/Agent Information

Name

Kacie D. Waugh

Address

3083 Columbus Street
Grove City, OH 43123

Phone #

(614) 875-4985

Fax #

(614) 875-2155

kwaugh@clarkandwaughlaw.com

Email

Document Submission

The following documents must
accompany this application
on letter-sized 8 1/2" x 11" paper:

- ☒ Legal description of property
- ☒ Map/plat of property
- ☒ List of adjacent properties

Waiver of Right to Appeal

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.

Rene Figueroa 5-31-16
Property Owner Date

Property Owner Date

Yesenia Figueroa 5-31-16
Property Owner Date

Property Owner Date

**PETITION FOR ANNEXATION
OF .460 ACRE MORE OR LESS
TO THE CITY OF GROVE CITY, OHIO
FROM THE TOWNSHIP OF JACKSON**

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 .460 acre, 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 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 an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

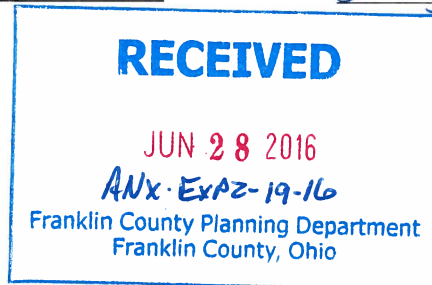
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COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS
SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY
BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY
LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.**


Yesenia Figueroa

Date: 5-31, 2016


Rene Figueroa




Date: 5-31, 2016



ANNEXATION PLAT

PROPOSED ANNEXATION OF LOT 141 OF CASTLE FARMS SUBDIVISION
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND

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

ADDRESS OF SUBJECT PROPERTY:
V/L CASA BLVD, GROVE CITY, OH 43123

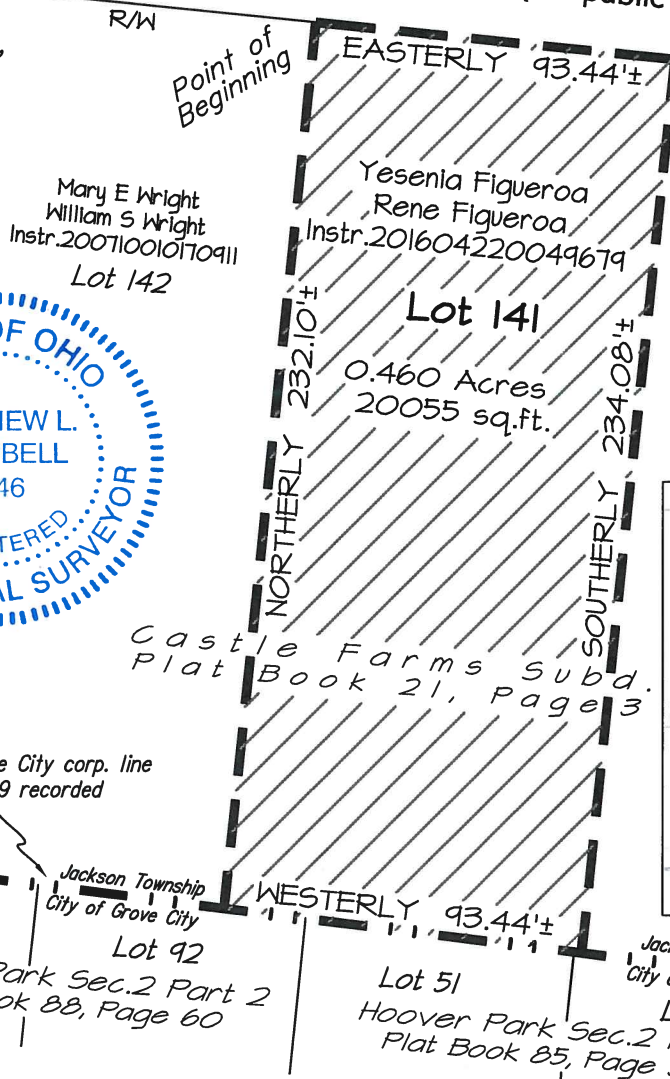
THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 653.06'± OF WHICH 93.44'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 14.3% OF PERIMETER CONTIGUOUS



SCALE: 1"=50'

CASA BLVD. (60' public right-of-way)



Mary E Wright
William S Wright
Instr. 200710010170911
Lot 142

John D Ross
Alice C Ross
Instr. 200405030099535
Lot 140



Existing City of Grove City corp. line
Ordinance no. C-53-79 recorded
in M.R. 172 Pg. 829

Jackson Township
City of Grove City
Lot 92
Hoover Park Sec. 2 Part 2
Plat Book 88, Page 60

Jackson Township
City of Grove City
Lot 51
Hoover Park Sec. 2 Part 1
Plat Book 85, Page 3-4

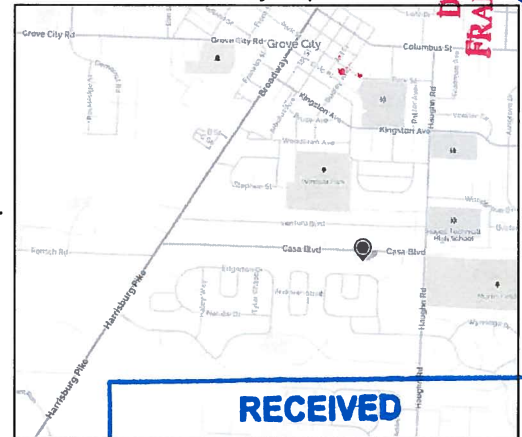
RECEIVED

JUN 27 2016

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

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

Vicinity Map:



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JUN 28 2016

Franklin County Planning Department
Franklin County, OH

ANX-EXP2-19-16

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.

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

6-22-16
DATE

Property Address:
V/L Casa Blvd
Grove City, OH 43123

Franklin County Parcel
160-001105-00

Job: C0136368

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

Description of a 0.460 acre tract for annexation purposes

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 1383, and being all of Lot 141 of Castle Farms Subdivision as recorded in Plat Book 21, Page 3 as conveyed to Yesenia Figueroa and Rene Figueroa by Instrument No.201604220049679 and being more particularly described for annexation purposes as follows:

Beginning at the northwesterly corner of said Lot 141, said point being on the southerly right-of-way of Casa Boulevard;

thence easterly approximately 93.44' along said southerly right-of-way of Casa Boulevard to the easterly line of said Lot 141;

thence southerly approximately 234.08' along said easterly lot line to the northerly line of Hoover Park Section 2, Part 1 (P.B. 85, Pg. 3-4), being the existing City of Grove City corporation line as established by Ordinance Number C-53-79 as recorded in M.R.172 Pg.829;

thence westerly approximately 93.44', continuing along said corporation line, northerly line of Hoover Park Sec. 2, Part 1 and the northerly line of Hoover Park Sec.2, Part 2 (P.B. 88, Pg.60) to the westerly line of said Lot 141;

thence leaving said corporation line, northerly approximately 232.10' to the point of beginning, containing approximately 0.460 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 June 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

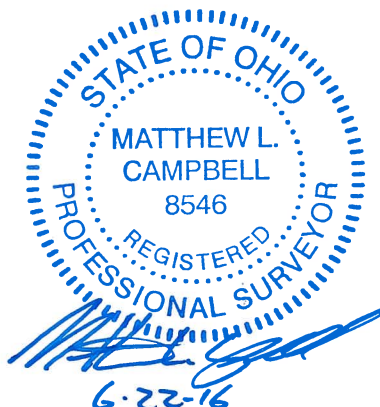
Property Address: V/L Casa Blvd, Grove City, OH 43123

Franklin County Parcel No. 160-001105-00

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JUN 27 2016

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



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JUN 28 2016

Franklin County Planning Department
Franklin County, Ohio

ANX-Exp2-19-16

**ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE**
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By FAN Date 6/27/16

RESOLUTION NO. CR-40-16

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.50 ACRES LOCATED SOUTH OF CASA BLVD. AND WEST OF HAUGHN ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.50± acres located South of Casa Blvd. and West of Haughn Road, in Jackson Township to the City of Grove City and signed by Rene & Yesenia Figueroa, 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 0.50± acres located South on Casa Blvd., and West of Haughn Road, proposed for annexation by Rene & Yesenia Figueroa, 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.



Passed: 07-05-16
Effective: 07-05-16

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.

ANNEXATION PLAT

PROPOSED ANNEXATION OF LOT 141 OF CASTLE FARMS SUBDIVISION
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND



EXISTING CITY OF GROVE CITY
CORPORATION LINE



PROPOSED CITY OF GROVE CITY
CORPORATION LINE



AREA PROPOSED
FOR ANNEXATION

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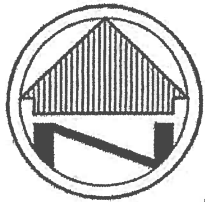
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TOTAL PERIMETER OF ANNEXATION IS
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RECEIVED

JUN 27 2016

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



0 50'

SCALE: 1"=50'

CASA BLVD. (60' public right-of-way)

R/W

Point of
Beginning

Mary E Wright
William S Wright
Instr. 200710010170911
Lot 142

EASTERLY 93.44'±

Yesenia Figueroa
Rene Figueroa
Instr. 201604220049679
Lot 141

0.460 Acres
20055 sq.ft.

NORTHERLY 232.10'±
SOUTHERLY 234.08'±

John D Ross
Alice C Ross
Instr. 200405030099535
Lot 140

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

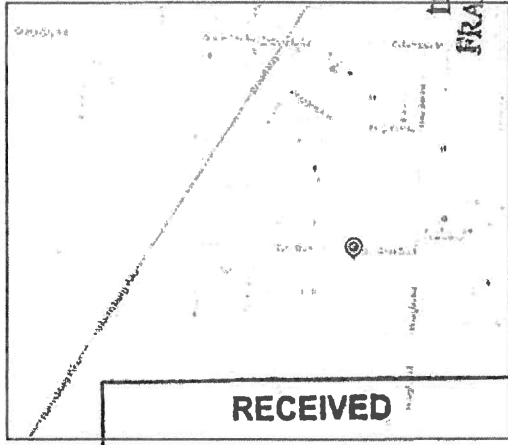
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By *Jan* Date *6/27/16*



Castle Farms Subd.
Plat Book 21, Page 3

Vicinity Map:



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JUN 28 2016

Franklin County Planning Department
Franklin County, OH

ANX-Exp2-19-16



Property Address:
V/L Casa Blvd
Grove City, OH 43123
Franklin County Parcel
160-001105-00

Job: C0136368

www.campbellsurvey.com

Existing City of Grove City corp. line
Ordinance no.C-53-79 recorded
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Jackson Township
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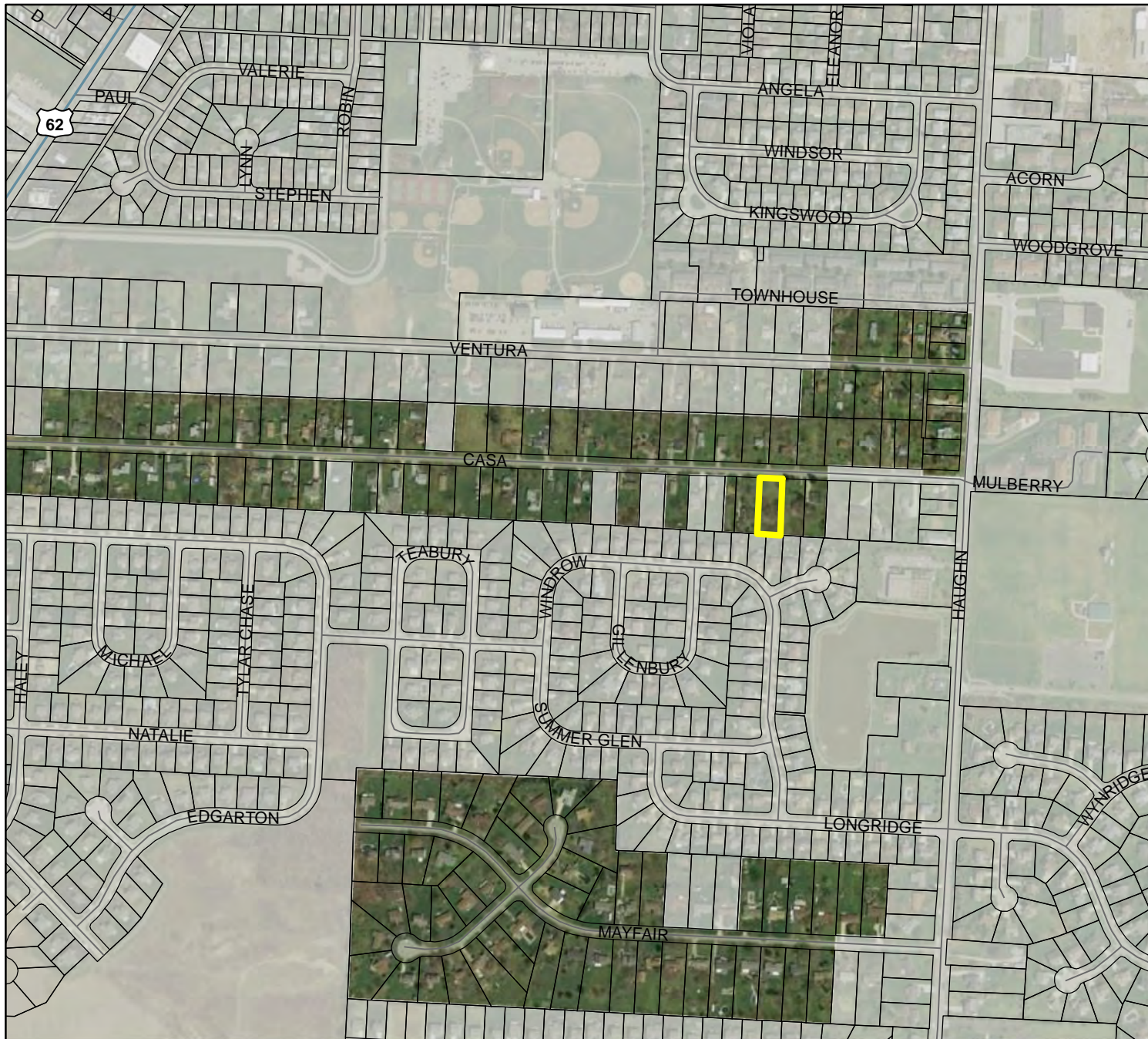
WESTERLY 93.44'±

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY
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DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS
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MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

6-22-16
DATE



ANX-EXP2-19-16

Petition to annex 0.46+/- acres from Jackson Township to the City of Grove City.

0.46+/- acres
Jackson Township

- Annexation Area
- Parcels
- Streets

Corporate Boundaries

City of Grove City

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

