

Review of Petition to Annex 0.734 +/- acres from Truro Township to the city of Reynoldsburg by Steven Hatton and Tami Williams. Case #ANX-EXP2-10-12 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Steven Hatton and Tami Williams filed on May 21, 2012 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 agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #30-12, passed on June 4, 2012 by the city of Reynoldsburg.

Review of Petition to Annex 0.734 +/- acres from Truro Township to the city of Reynoldsburg by Steven Hatton and Tami Williams. Case #ANX-EXP2-10-12 (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, 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 Reynoldsburg, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0472-12

June 26, 2012

REVIEW OF PETITION TO ANNEX 0.734 +/- ACRES FROM TRURO TOWNSHIP TO THE CITY OF REYNOLDSBURG BY STEVEN HATTON AND TAMI WILLIAMS. CASE #ANX-EXP2-10-12

(Economic Development and Planning)

Upon the motion of Commissioner John O'Grady, seconded by Commissioner Marilyn Brown:

Voting:

Paula Brooks, President	Aye
Marilyn Brown	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.



Debra A Willaman, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
0.734 +/- ACRES FROM
TRURO TOWNSHIP
TO THE CITY OF REYNOLDSBURG
BY STEVEN HATTON & TAMI WILLIAMS

Description:

Attached is a resolution to consider the annexation of 0.734-acres, more or less, from Truro Township to the city of Reynoldsburg. The petition case number is ANX-EXP2-10-12.

Applicants:

Steven Hatton and Tami Williams

Site:

1790 Lancaster Road (Parcel #263-000694)

Additional Information:

The site is contiguous to the city of Reynoldsburg on two sides.

The site does not include the right-of-way of Lancaster Road.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.21 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service ordinance from the city of Reynoldsburg stating the services that will be provided once the annexation has been approved. The city of Reynoldsburg has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #30-12 passed June 4, 2012.

Recommendation:

Pending any questions, staff would request your approval of this annexation.



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Debbie Willaman, County Clerk
Franklin County Commissioners Office

FROM: R. Lee Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **May 29, 2012** General Session Agenda for a
hearing on **June 26, 2012**.

Case #ANX-EXP2-10-12- An Expedited Type 2 annexation ANX-EXP2-10-12 was filed in our office on May 21, 2012. The petition is requesting to annex 0.734 +/- acres from Truro Township to the city of Reynoldsburg. The applicants are Steven Hatton and Tami Williams. **Site: 1790 Chambers Avenue (263-000694)**



Application for

RECEIVED

Annexation Petition

MAY 21 2012

POB

Expedited Type 2
Pursuant to ORC §709.023

Franklin County Planning Department
Franklin County, OH

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Property Information	
Site Address	1790 Lancaster Avenue 263-00694
Parcel ID(s)	201702100019857
Total Acreage	0.754
From Township	Truro
To Municipality	Reynoldsburg

Staff Use Only	
Case #	ANK-EX-2-10-12
Hearing date:	6/26/12
Date filed:	5/21/12
Fee paid	240894
Receipt #	250.00
Notifications deadline: 5 days	5/26/12
Svc statement deadline: 20 days	6/10/12

Property Owner Information	
Name	Steven Hattow and Tami Williams
Address	7600 Asden Court Reynoldsburg, Ohio 43068
Phone #	614 205 0149
Fax #	614 702 2146
	614 619 9500
Email	stevehattow@gxcontracting.com

Attorney/Agent Information	
Name	
Address	
Phone #	
Fax #	
Email	

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

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.

	3-18-12	Property Owner	Date
_____	_____	Property Owner	Date
	5-18-12	Property Owner	Date
_____	_____	Property Owner	Date



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MAY 21 2012 *RFB*

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 Petition for Annexal
 Expedited Ty
 O.R.C. §70

Annexation Petition

Franklin County Planning Department
 Franklin County, OH

ANN-EVP2-10-12

Important dates

Filing Date:

Distribute copies to township, city, Adjacent property owners:	<i>5/21/12</i>	5 days after filing
Submit municipal service ordinance to Franklin County EDP:	<i>6/10/12</i>	20 days after filing
Submit proof of distribution to Township, city		

Hearing Date:

Franklin County Courthouse, 26th floor 373 S. High St., Columbus 9:00am	<i>6/26/12</i>	30-45 days after filing
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Annexation contact information

Franklin County Economic Development & Planning 280 E. Broad St., Ste. 202 Columbus, OH 43215 614-462-3094	City of Columbus Planning Division 50 W. Gay St. Columbus, OH 43215 614-645-6057	City of Dublin Planning & Zoning 5800 Shire-Rings Rd Dublin, OH 43017 614-410-4679
Grove City Development Department 4035 Broadway Grove City, OH 43213 614-277-3000	City of Reynoldsburg Development Department 7232 E. Main Street. Reynoldsburg, Ohio 43068 614-322-6807	City of Hilliard Service Department 3800 Municipal Way Hilliard, OH 43026 614- 876-7361 ext. 707
City of Westerville Planning & Development Department 64 E. Walnut Street Westerville, Ohio 43081-2119 614-901-6650	City of Gahanna Zoning Division South Hamilton Road Gahanna, OH 43230 614-342-4025	Village of Canal Winchester Building & Zoning Department 36 S. High St. Canal Winchester, OH 43110 614-837-7493
Village of New Albany Zoning & Development Department 99 W. Main Street New Albany, OH 43054 614-855-3913	Village of Groveport Planning & Development Department 655 Blacklick Street Groveport, OH 43125 614-836-5301	

**ANNEXATION OF 0.734 ACRES
FROM: TRURO TOWNSHIP
TO: CITY OF REYNOLDSBURG**

Situate in the State of Ohio, County of Franklin and in the Township of Truro:

Being in Section 18, Half Section 29, Township 16, Refugee Lands, being part of a 0.821 acre tract as conveyed to Steve Hatton and Tami Williams, as recorded in Instrument No. 201202100019857, all aforementioned records, Recorders Office, Franklin County, Ohio, and being bounded and described as follows:

Beginning for reference in the easterly right of line of Baltimore-Reynoldsburg Rd. (State Route 256), being in the northerly property line of said 0.821 acre tract, the southerly line of a 1.046 acre tract as conveyed to L. Christopher and Cheryl S. Paul by Instrument No. 200305070134720, also being the existing City of Reynoldsburg corporation line as recorded in Instrument No. 200509060183129, and established by Ordinance No. 102-04, and also being the existing City of Reynoldsburg corporation line as recorded in Instrument No. 199712220172087, and established by Ordinance No. 30-97;

Thence, in a **easterly** direction, along the northerly line of said 0.821 acre tract, also along the southerly line of said 1.046 acre tract, and also along said City of Reynoldsburg corporation line (Ord. # 102-04), a distance of **approximately 280 feet** to the northeasterly corner of said 0.821 acre tract, also being the northwesterly corner of a 0.507 acre tract as conveyed to Robert J. and Nora A. O'Reilly by Deed Book 2982, Page 682, also being the southwest corner of a 0.754 acre tract as conveyed to Creative Housing, Inc, by Instrument No. 200304300126436;

Thence, in a **southerly** direction, along the easterly property line of said 0.821 acre tract, also the westerly property line of said 0.507 acre tract, and also along the westerly line of a 1.497 acre tract as conveyed to Joann T. Chittenden by O.R. 3899C16, a distance of **approximately 114 feet** to the southeasterly corner of said 0.821 tract, being the northeasterly corner of a 0.713 acre tract as conveyed to Robert A. and Jennifer L. King by Instrument No. 200211050280880;

Thence, in a **westerly** direction, along the southerly property line of said 0.821 acre tract, also the north property line of said 0.713 acre tract, a distance of **approximately 225 feet** to the easterly right of way line of said Baltimore-Reynoldsburg Rd., also being the existing said City of Reynoldsburg Corporation line (Ord. #30-97);

Thence, in a **northerly** direction, thru said 0.821 acre tract, along the easterly right of way line of said Baltimore-Reynoldsburg Rd., also along said existing City Of Reynoldsburg corporation line (Ord. #30-97), a distance of **approximately 145 feet**, to the place of beginning containing approximately 0.734 acres of land.

The above description was prepared by Steve Hatton in May of 2012. This information was not derived from an actual field survey. The above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by Ohio Administrative Code in Chapter 4733-37.

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

By B.B./FAL Date 5/18/2012

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MAY 18 2012

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

RECEIVED

MAY 21 2012

Franklin County Planning Department
Franklin County, OH



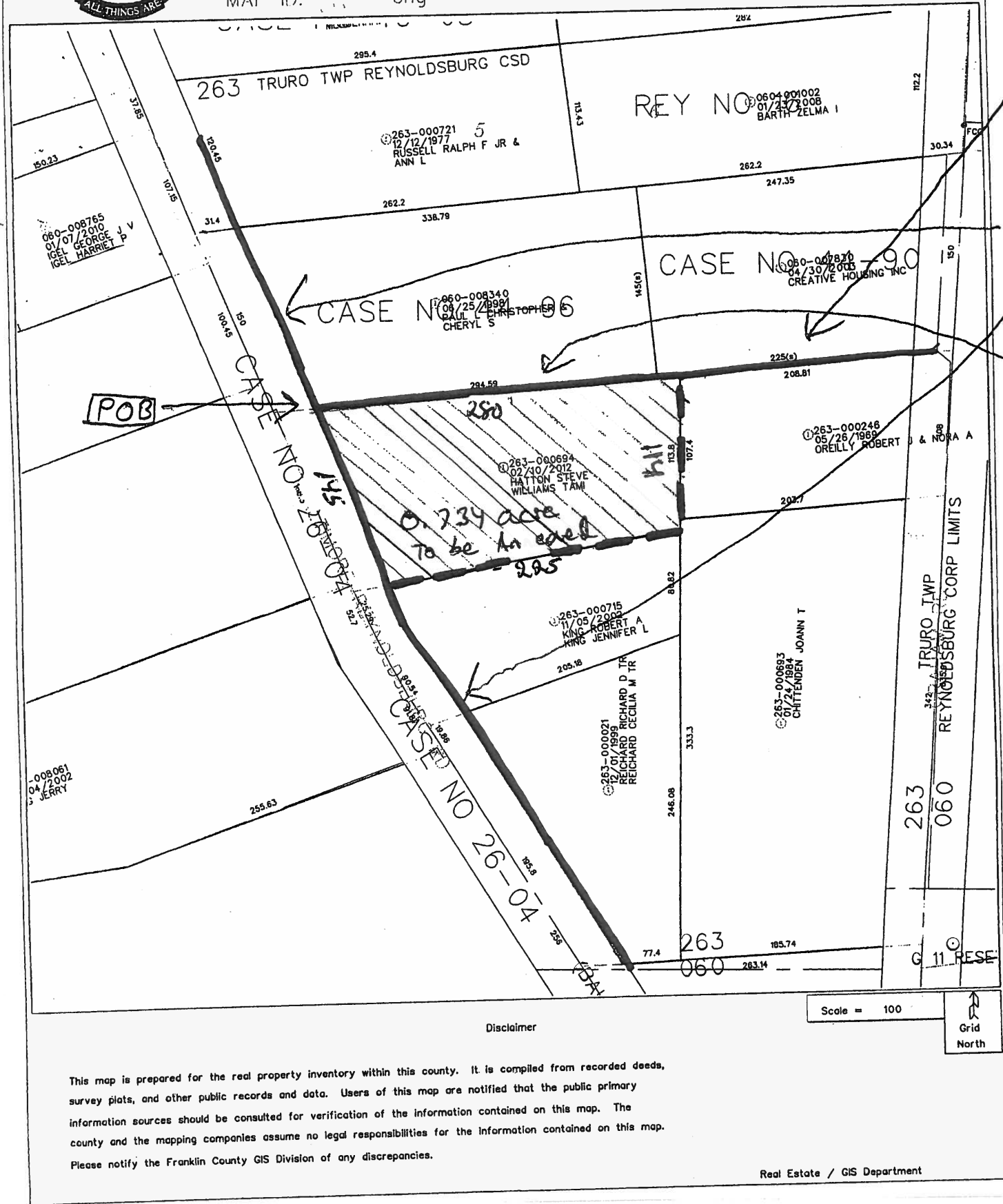
CLARENCE E MINGO II

FRANKLIN COUNTY AUDITOR

MAP ID: eng

DATE: 4/25/12

ORD# 23-91
O.R. 17530G14
EXISTING CITY OF REYNOLDSBURG CORP. LINE



Existing City of Reynoldsburg Corp Line
ORD # 30-97
INST # 199712220172087

Existing City of Reynoldsburg Corp. Line
ORD # 102-04
INST # 200509060183129

Source of Title
INST # 201202100019857

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MAY 18 2012

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

**ANNEXATION OF 0.734 ACRES
FROM: TRURO TOWNSHIP
TO: CITY OF REYNOLDSBURG**

**No. PROPERT OWNERS
ADJOINING ANNEXATION**

060-008340
06/25/1998
PAUL L CHRISTOPHER &
CHERYL S

263-000715
11/05/2002
KING ROBERT A
KING JENNIFER L

263-000693
01/24/1984
CHITTENDEN JOANN T

263-000246
05/26/1969
OREILLY ROBERT J & NORA A

060-007830
04/30/2003
CREATIVE HOUSING INC

Situate in the State of Ohio, County of Franklin and in the Township of Truro:

Being in Section 18, Half Section 29, Township 16, Refugee Lands, being part of a 0.821 acre tract as conveyed to Steve Hatton and Tami Williams, as recorded in Instrument No. 201202100019857, all aforementioned records, Recorder's Office, Franklin County, Ohio, and being bounded and described as follows:

LEGEND

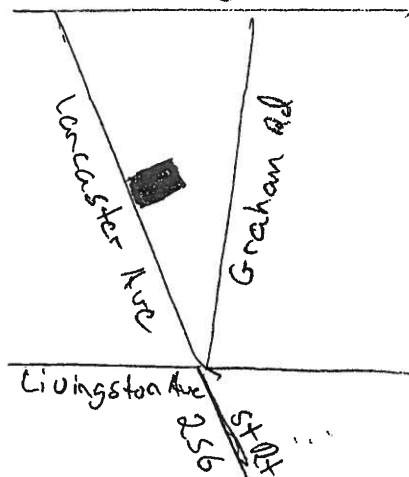
Existing Corp Line

Proposed Corp. Line

Area to Annex



Location Map
Not to Scale



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

By [Signature] Date 5/18/2012

RECEIVED

MAY 18 2012

Franklin County Planning Department
Franklin County, OH

DRAWING PREPARED BY

[Signature]
Steve Hatton 4-30-12
7600 Asden Court
Reynoldsburg, OH
(614)205-0149

Disclaimer
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

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RESOLUTION NO. 30-12 JUN 06 2012 PASSED: 6-4-12

Certified True Copy
X Nancy C. Meyer

Franklin County Planning Department
Franklin County, Ohio

RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION OF 0.734 ACRES IN TRURO TOWNSHIP (1790 Lancaster Avenue; Steven Hatton and Tami Williams) 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 Improvement No. 781 Lancaster Ave. (S.R. 256), Phase 2, an existing 16" waterline would serve this property.
- B. Sewer service provided by Sanitary Sewer Imp. #453 S.R. 256/Livingston Ave./Graham Rd./Palmer Rd., has an existing 8" sanitary sewer that would serve this property.
- C. Police protection by Reynoldsburg Police Department; average response time on emergency runs is 7 minutes; and approximately 15 minutes for non-emergency runs.
- D. Fire protection and emergency medical service will be provided by Truro Township Fire Department, response time to the area would be three to five minutes.
- E. City of Reynoldsburg Street Department, and Storm Water Utility Department will maintain all public storm sewer systems; maintain all city-owned street lighting; provide snow and ice control per city standard; maintain all public street pavement per city standard; and install and maintain all necessary signs per OMUTCD.
- F. Refuse collection by City franchised private hauler currently Rumpke of Ohio, Inc.

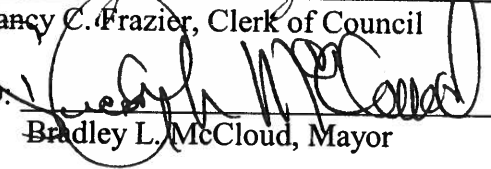
SECTION 2. That this 0.734 acre site is annexed and if the City of Reynoldsburg permits uses in the annexed territory that the City of Reynoldsburg determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Truro 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 Truro 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.

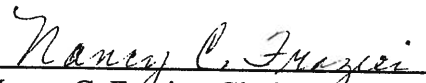

Doug Joseph, President of Council

ATTEST: 
Nancy C. Frazier, Clerk of Council

APPROVED:  DATE 6/4/12
Bradley L. McCloud, Mayor

CERTIFICATE

I, Nancy C. Frazier, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Resolution No. 30-12 as passed by Council of said City on the 4th day of June 2012 and as recorded in the Record of Proceedings of said Council.


Nancy C. Frazier, Clerk of Council

Filed with Mayor: 6-4-12

Published: _____