

**Review of Petition to Annex 0.9 +/- acres from Clinton Township to the city of Columbus by Jackson B. Reynolds, III, Esq. Case #ANX-EXP2-23-12 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Jackson B. Reynolds, III, Esq. filed on behalf of Guy Williams and Matt Vekasy on December 5, 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 #2822-2012, passed on December 17, 2012 by the city of Columbus.

**Review of Petition to Annex 0.9 +/- acres from Clinton Township to the city of Columbus by Jackson B. Reynolds, III, Esq. Case #ANX-EXP2-23-12 (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 City of Columbus, 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 City of Columbus, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

**SIGNATURE SHEET**

Resolution No. 0007-13

January 08, 2013

**REVIEW OF PETITION TO ANNEX 0.9 +/- ACRES FROM CLINTON TOWNSHIP TO THE CITY OF COLUMBUS BY JACKSON B. REYNOLDS, III, ESQ. CASE #ANX-EXP2-23-12**

**(Economic Development and Planning)**

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

**Voting:**

<b>Paula Brooks, President</b>	<b>Aye</b>
<b>Marilyn Brown</b>	<b>Aye</b>
<b>John O'Grady</b>	<b>Aye</b>

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  
0.9 +/- ACRES FROM  
CLINTON TOWNSHIP  
TO THE CITY OF COLUMBUS  
BY JACKSON B. REYNOLDS, III, ESQ.

### **Description:**

Attached is a resolution to consider the annexation of 0.9-acres, more or less, from Clinton Township to the city of Columbus. The petition case number is ANX-EXP2-23-12.

### **Applicant/Agent:**

Jackson B. Reynolds, III, Esq.

### **Owner:**

Guy Williams  
Matt Vekasy

### **Site:**

1435-1457 Chesapeake (Parcel #130-011773, 130-006130, 130-007169, 130-001397, 130-005040 and 130-003898)

### **Additional Information:**

The site is contiguous to the city of Columbus on two (2) sides.

### **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 Columbus stating the services that will be provided once the annexation has been approved. The city of Columbus has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #2822-2012 passed December 17, 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 **December 11, 2012** General Session Agenda  
for a hearing on **January 8, 2013**.

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**Case #ANX-EXP2-23-12-** An Expedited Type 2 annexation ANX-EXP2-23-12 was filed in our office on December 11, 2012. The petition is requesting to annex 0.9+/- acres from Clinton Township to the city of Columbus. The agent is Jackson B. Reynolds, III, Esq. **Site: 1435-1457 Chesapeake Avenue (130-011773, 130-006130, 130-007169, 130-001397, 130-005040 and 130-003898)**



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

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

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Application for  
**Annexation  
 Petition**

DEC 05 2012

Franklin County Planning Department  
 Franklin County, OH

2

<b>Property Information</b>	
Site Address 1435-1457 Chesapeake Avenue, Columbus, OH 43212	
Parcel ID(s) 130-11773/6130/7169/1397/5040/3898	Total Acreage 0.9 acres
From Township Clinton	To Municipality Columbus

<b>Property Owner Information</b>	
Name Matt Vekasy	Guy Williams
Address c/o Metropolitan Holding LLC 1387 Chambers Road 1500 W. Third Ave., Ste. 400 Columbus, OH 43212	
Phone # 488-1900 / 486-1232	Fax #
Email mvekasy@metropolitanholdings.com	

<b>Attorney/Agent Information</b>	
Name Jackson B. Reynolds, III	
Address c/o Smith & Hale LLC 37 W. Broad Street, Suite 725 Columbus, OH 43215	
Phone # 221-4255	Fax # 221-4409
Email jreynolds@smithandhale.com	

<b>Staff Use Only</b>	
Case # DMC-EUP2 23-12	
Hearing date:	1/8/13
Date filed:	12/5/12
Fee paid	\$250.00
Receipt #	241163
Notifications deadline: 5 days	12/10/12
Svc statement deadline: 20 days	12/24/12

<b>Document Submission</b>
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

<b>Waiver of Right to Appeal</b>			
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.			
_____ Property Owner	_____ Date	_____ Property Owner	_____ Date
_____ Property Owner	_____ Date	_____ Property Owner	_____ Date

RECEIVED

OCT 12 2012

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 BR Date 10/12/12

**DESCRIPTION OF 0.9 ACRE LOCATED IN CLINTON TOWNSHIP  
TO BE ANNEXED TO THE CITY OF COLUMBUS  
EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

Situated in the State of Ohio, County of Franklin, Township of Clinton, Quarter Township 3, Township 1, Range 18, United States Military District, and being all of Lot 74 (A.P.N. 130-011773) as conveyed to Guy P. Williams of record in Official Record 12127A18, Lot 75 (A.P.N. 130-006130) as conveyed to Guy P. Williams of record in Official Record 12127B12, Lot 76 (A.P.N. 130-007169), Lot 77 (A.P.N. 130-001397), Lot 78 (A.P.N. 130-005040) and Lot 79 (A.P.N. 130-003898) as conveyed to Matthew R. Vekasy of record in Instrument Number 201209140136975, said lots being of "Lincoln Heights Subdivision" of record in Plat Book 7, Page 250 and described as follows:

*Beginning* at the northeast corner of said Lot 79, the same being the northwest corner of Lot 80 of said Lincoln Heights Subdivision, in the south right-of-way line for Chesapeake Avenue and in an existing City of Columbus Corporation Line (Case No. 19-11, Ordinance No. 0065-2012, Instrument Number 201203290042780);

Thence Southerly, along the east line of said Lot 79, the same being the west line of said Lot 80, about 162 feet to a common corner thereof, in the north line of an alley and in north line of an existing City of Columbus of Corporation Line (Ord. No. 32774);

Thence Westerly, along the southerly line of said Lot 79, Lot 78, Lot 77, Lot 76, Lot 75 and Lot 74 the same being said north right-of-way line, about 240 feet to the southwest corner of said Lot 74, the same being the southeast corner of Lot 73 of said Lincoln Heights Subdivision;

Thence Northerly, along the west line of said Lot 74, the same being the east line of said Lot 73, about 162 feet to a common corner thereof, in south right-of-way line for said Chesapeake Avenue and in said existing City of Columbus Corporation Line (Case No. 19-11, Ordinance No. 0065-2012, Instrument Number 201203290042780);

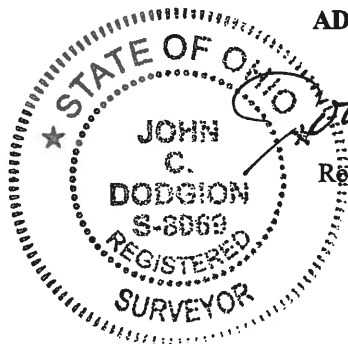
Thence Easterly, along the north line of said Lot 74, Lot 75, Lot 76, Lot 77, Lot 78 and Lot 79, the same being said south right-of-way line and along said City of Columbus Corporation Line, about 240 feet to the *Point of Beginning*.

Containing approximately 0.9 acre of land, more or less. The above description was written by Advanced Civil Design on August 27, 2012. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 804 feet, of which about 240 feet are contiguous with existing City of Columbus Corporation Lines, being 30% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.

Z:\12-0018-07\survey\0.6ac annex1 rev1 desc1.doc



ADVANCED CIVIL DESIGN, INC.

*John C. Dodgion*  
Registered Surveyor

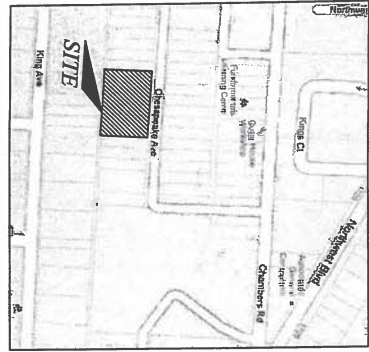
Date:

*10/11/2012*

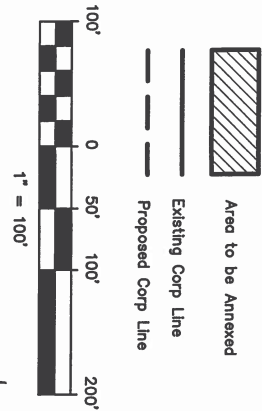
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DEC 05 2012

Franklin County Planning Department  
Franklin County, OH



Location Map - NTS



**0.9 ACRE ANNEXATION TO THE CITY OF COLUMBUS**  
**EXPEDITED TYPE II ANNEXATION UNDER ORC §709.021 AND §709.023**

Township of Clinton, Franklin County, Ohio  
 Quarter Township 3, Township 1, Range 18, U.S.M.D.

Lincoln Heights Subd:  
 Lot 49: Kimberly Hughes  
 Lot 50: Laura L. & Guy P. Williams Jr.  
 Lot 51: Guy P. Williams Jr.  
 Lot 52: Guy Williams Jr.  
 Lot 53: Zzey M. & Alexander W. Boyles  
 Lot 54: Guy P. & Laura L. Williams  
 Lot 55: Guy P. Williams Jr.  
 Lot 56: Guy P. Williams Jr.  
 Lot 74: Guy P. Williams Jr.  
 Lot 75: Guy P. Williams Jr.  
 Lot 76: Matthew R. Vakasy  
 Lot 77: Matthew R. Vakasy  
 Lot 78: Matthew R. Vakasy  
 Lot 79: Matthew R. Vakasy  
 Lot 80: Michalia Mae Hinton

ANNEXATION  
 PLAT & DESCRIPTION  
 ACCEPTABLE  
 DEAN C. RINGLE, P.E., P.S.  
 FRANKLIN COUNTY ENGINEER  
 By: DR Date: 10/12/12

Length of Contiguity: ±240 feet  
 Total Length of Perimeter: ±804 feet  
 Percentage of Contiguity: ±50%  
 No islands of township property are created by this annexation.

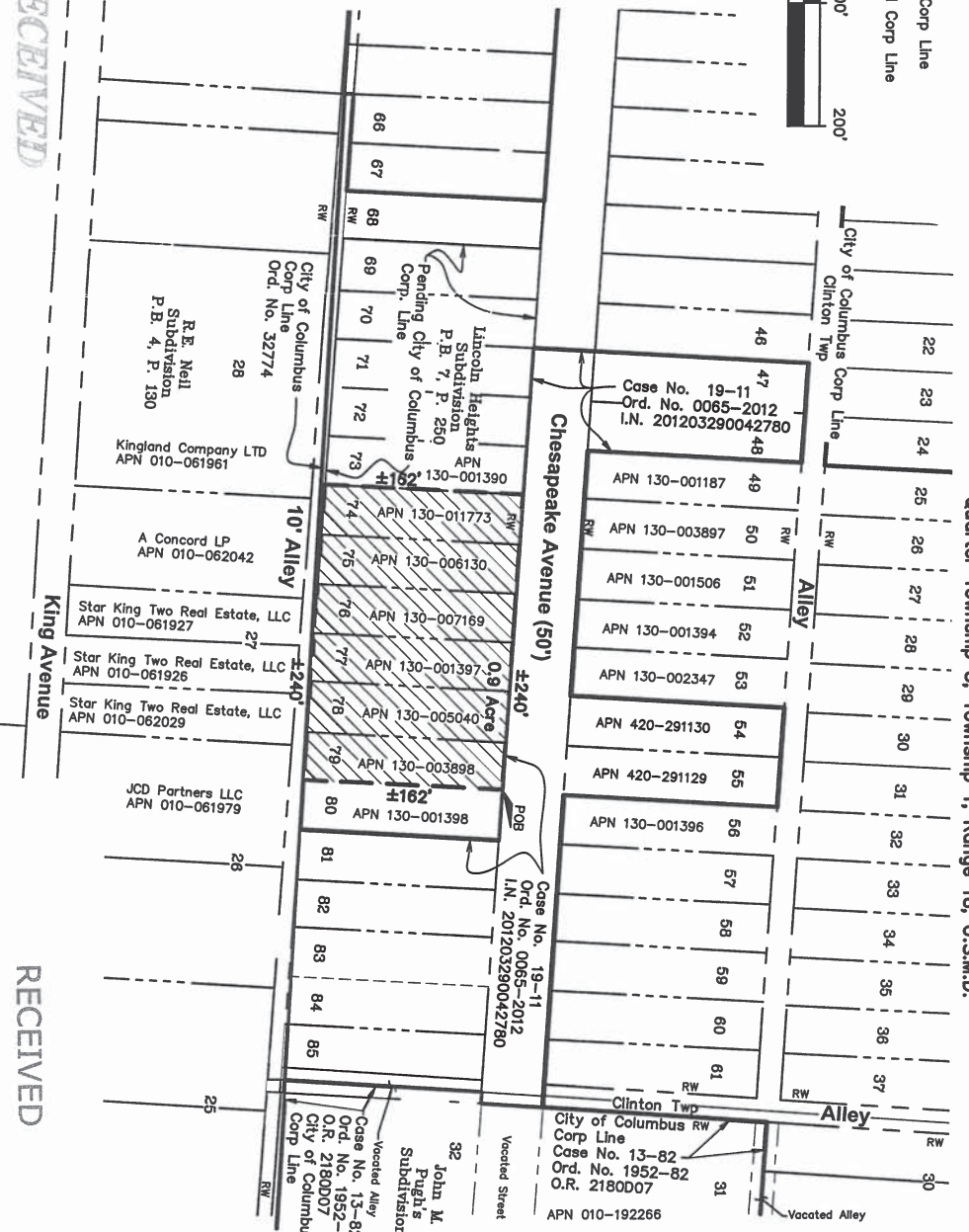
Registered Surveyor  
 JOHN C. DODGSON  
 973858  
 State of Ohio  
 10/11/2012

Advanced Civil Design, Inc  
 422 Beecher Road  
 Gahanna, OH 43230  
 Phone 614-428-7750

Job No.: 12-0018-07  
 Date: 08/27/2012

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

FRANKLIN COUNTY PLANNING DEPARTMENT  
 OCT 12 2012  
 DEC 05 2012



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 OCT 12 2012  
 RECEIVED  
 DEC 05 2012





# City of Columbus Legislation Report

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

File Number: 2822-2012

**ORIGINAL**

**Emergency**

File ID: 2822-2012

Type: Ordinance

Status: Consent

Version: 1

\*Committee: Development Committee

File Name: Annexation Service AN12-018: 0.9 Acres, Clinton Township, Guy P. Williams Jr. & Matt Vekasy

File Created: 12/05/2012

Cost: \$0.00

Final Action:

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Lori Baudro 645-6986

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**Floor Action (Clerk's Office Only)**

DEC 17 2012 Passed 7-0

DEC 21 2012

Franklin County Planning Department  
Franklin County, Ohio

Mayor's Action

DEC 18 2012

Mayor

Date

Council Action

DEC 17 2012

Date Passed/ Adopted

President of Council

President of Council

City Clerk

City Clerk

Veto

Date

**Title:** To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN12-018) of 0.9 + acres in Clinton Township to the City of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Indexes:

Attachments: ORD2822-2012 AN12-018 Legal Description,  
ORD2822-2012 AN12-018 Map (1435-1457  
Chesapeake Avenue)

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 2822-2012 passed by The Council of The City of Columbus, Ohio 12/17, 2012, as shown by the records now on file in this office.

Seal   
City Clerk

**Approval History**

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<b>Version</b>	<b>Date</b>	<b>Approver</b>	<b>Action</b>
1	12/05/2012	Nichole Brandon	Approved
1	12/05/2012	ATTORNEY APPROVER	Approved
<b>Notes</b>	jsg		

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**WHEREAS**, the parcel is located within the boundaries of the adopted Fifth by Northwest Area Plan, which recommends mixed-use (office and multi-family) development;

**WHEREAS**, upon annexation, properties will have uniform access to City services as they become available; and

**WHEREAS**, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to present this ordinance to the Franklin County Board of Commissioners in accordance with the Ohio Revised Code all for the preservation of the public peace, property, health safety and welfare; **now, therefore**,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**Section 1.** That the City of Columbus will provide the following municipal services for 0.9 ± acres in Clinton Township upon the annexation of said area to the City of Columbus:

**Public Safety:** The City of Columbus, Department of Public Safety will be able to provide the appropriate level of safety related services to the proposed annexation area. Such services will include police and fire protection as well as emergency medical service to the subject property.

While the petitioner for annexation may have proposed future development plans for the property in question, the Department of Public Safety requests that the City exercise its discretion in the coming development planning and review process to ensure any future development will be properly served by the Department of Public Safety. Discussions between the City and the present property owner or any future developers regarding post annexation changes in zoning or other changes to the property should include the Department of Public Safety and the Department of Development to ensure any proposed development of the annexation property may be adequately accommodated. Specific details for safety services are dependent upon the parameters of future development that is ultimately approved by the City.

**Sanitation:** Single family homes would qualify for city provided 90-gallon front curb refuse collection service. Any other development would require compliance with Title 13 requirements; Commercial/business uses are required to provide their own refuse collection.

**Transportation:** Maintenance will be available for any additional right-of-way that may be included in this annexation request. If this annexation contains existing signalized intersections, those intersections and signals are subject to Transportation Division Policy, which appeared in the December 6, 2003 Columbus City Bulletin, and any subsequent updates thereto.

**Water:** The site is served by an existing 6" water main in Chesapeake Avenue. The proposed annexation site currently receives water service from the Division of Power and Water.

**Sanitary Sewer:** Records indicate that this property can be served by an existing 18-inch sanitary mainline situated within an easement approximately 900 feet to the south of the subject's southern property line. Mainline extension is required to be submitted through our One Stop Shop review section. Costs associated with plan approval, construction, and inspections are to be incurred by the property owner or developer.

**Storm Sewer:** All storm sewers necessary for development/redevelopment of the area shall be designed in accordance with design policy and zoning codes in effect at the time of development. All sanitary and storm sewers required shall be constructed privately by the owners and developers at their own cost and expense

with no cost to the City.

**Section 2.** If this 0.9 ± acre site is annexed, and if the City of Columbus permits uses in the annexed territory that the City of Columbus determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Clinton Township, the Columbus 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 Clinton Township. For the purpose of this section, "buffer" 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 for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.

**LEGAL DESCRIPTION**  
**ANNEXATION AN12-018**  
**0.9 ± Acres in Clinton Township**  
**Guy P. Williams, Jr. & Matt Vekasy**

Situated in the State of Ohio, County of Franklin, Township of Clinton, Quarter Township 3, Township 1, Range 18, United States Military District, and being all of Lot 74 (A.P.N. 130-011773) as conveyed to Guy P. Williams of record in Official Record 12127A18, Lot 75 (A.P.N. 130-006130) as conveyed to Guy P. Williams of record in Official Record 12127B12, Lot 76 (A.P.N. 130-007169), Lot 77 (A.P.N. 130-001397), Lot 78 (A.P.N. 130-005040) and Lot 79 (A.P.N. 130-003898) as conveyed to Starr Laneview Center of record in Deed Book 3440, Page 483, said lots being of "Lincoln Heights Subdivision" of record in Plat Book 7, Page 250 and described as follows:

*Beginning* at the northeast corner of said Lot 79, the same being the northwest corner of Lot 80 of said Lincoln Heights Subdivision, in the south right-of-way line for Chesapeake Avenue and in an existing City of Columbus Corporation Line (Case No. 19-11, Ordinance No. 0065-2012, Instrument Number 201203290042780);

Thence Southerly, along the east line of said Lot 79, the same being the west line of said Lot 80, about 162 feet to a common corner thereof, in the north line of an alley and in north line of an existing City of Columbus of Corporation Line (Ord. No. 32774);

Thence Westerly, along the southerly line of said Lot 79, Lot 78, Lot 77, Lot 76, Lot 75 and Lot 74 the same being said north right-of-way line, about 240 feet to the southwest corner of said Lot 74, the same being the southeast corner of Lot 73 of said Lincoln Heights Subdivision;

Thence Northerly, along the west line of said Lot 74, the same being the east line of said Lot 73, about 162 feet to a common corner thereof, in south right-of-way line for said Chesapeake Avenue and in said existing City of Columbus Corporation Line (Case No. 19-11, Ordinance No. 0065-2012, Instrument Number 201203290042780);

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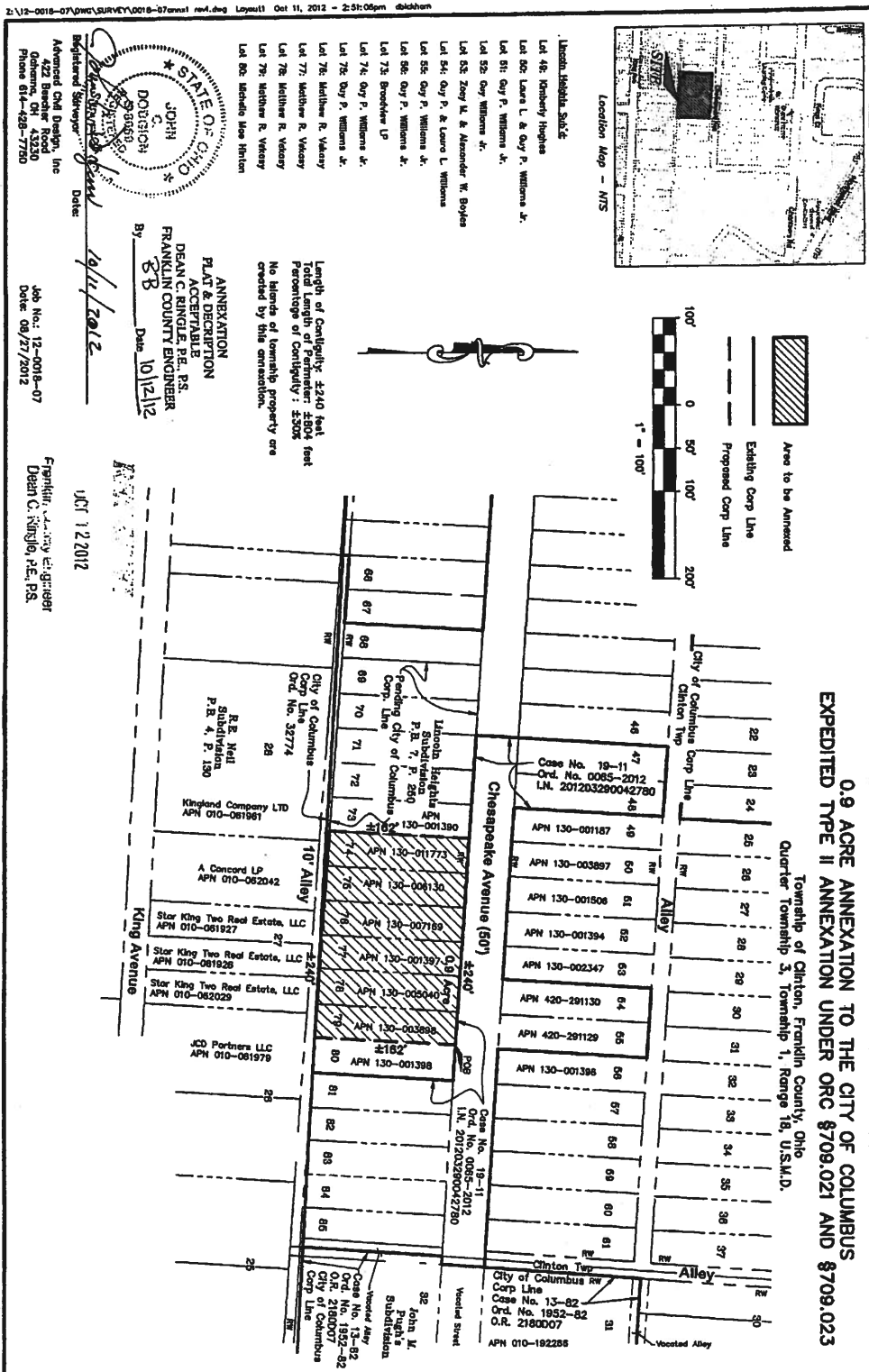
Containing approximately 0.9 acre of land, more or less. The above description was written by Advanced Civil Design on August 27, 2012. A drawing of the above description has been prepared and is a part hereof. The total length of the annexation perimeter is about 804 feet, of which about 240 feet are contiguous with existing City of Columbus Corporation Lines, being 30% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.

# ANNEXATION AN12-018

## ± .9 Acres in Clinton Township

### Guy P. Williams, Jr. & Matt Vekasy c/o Metropolitan Holdings, Inc.



Advanced Civil Design, Inc.  
 4000 W. 12th St.  
 Columbus, OH 43230  
 Phone 614-426-7700

Registered Surveyor  
 JOHN C. DOVICH  
 10/11/2012

By: FRANKLIN COUNTY ENGINEER  
 DEAN C. RINGLE, P.E., P.S.  
 Date: 10/12/12

Length of Contiguity: ±340 feet  
 Total Length of Perimeter: ±804 feet  
 Percentage of Contiguity: ±50%

No interests of township property are created by this annexation.

ANNEXATION  
 PLAT & DESCRIPTION  
 ACCEPTABLE  
 DEAN C. RINGLE, P.E., P.S.  
 FRANKLIN COUNTY ENGINEER  
 Date: 10/12/12

Job No.: 12-0018-07  
 Date: 08/27/2012

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

OCT 12 2012