

Review of Petition to Annex 0.505 +/- acres from Jackson Township to the city of Grove City by Joseph W. Hull, Esq. Case #ANX-EXP2-16-13 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Joseph W. Hull, Esq filed on behalf of John and Carrie Hall on June 3, 2013 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 #CR-31-13, passed on June 17, 2013 by the city of Grove City.

Review of Petition to Annex 0.505 +/- acres from Jackson Township to the city of Grove City by Joseph W. Hull, Esq. Case #ANX-EXP2-16-13 (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, 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: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0530-13

July 09, 2013

REVIEW OF PETITION TO ANNEX 0.505 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY BY JOSEPH W. HULL, ESQ. CASE #ANX-EXP2-16-13

(Economic Development and Planning)

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner John O'Grady:

Voting:

John O'Grady, President

Aye

Paula Brooks

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

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
0.505 +/- ACRES FROM
JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY
BY JOSEPH W. HULL, ESQ.

Description:

Attached is a resolution to consider the annexation of 0.505-acres, more or less, from Jackson Township to the city of Grove City. The petition case number is ANX-EXP2-16-13.

Applicant/Agent:

Joseph W. Hull, Esq.

Owner:

John & Carrie Hall

Site:

2416 White Road (160-001588)

Additional Information:

The site is contiguous to the city of Grove City 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 Grove City stating the services that will be provided once the annexation has been approved. The city of Grove City has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #CR-31-13 passed June 17, 2013.

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: Shannon Zee Cross, 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 **June 4, 2013** General Session Agenda for a
hearing on **July 9, 2013**.

Case #ANX-EXP2-16-13- An Expedited Type 2 annexation ANX-EXP2-16-13 was filed in our office on June 3, 2013. The petition is requesting to annex 0.505 +/- acres from Jackson Township to the city of Grove City. The agent is Joseph W. Hull, Esq. **Site: 2416 White Road (160-001588)**



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for
**Annexation
 Petition**

Expedited Type 2
 Pursuant to ORC §709.023

RECEIVED

JUN - 3 2013

Franklin County Planning Department
 Franklin County, OH



Property Information	
Site Address 2416 White Road	
Parcel ID(s) 160-001588	Total Acreage .505
From Township Jackson	To Municipality Grove City

Staff Use Only
Case # ANX-EXP2 16-13
Hearing date: 7/9/13
Date filed: 6/3/13
Fee paid 250.00
Receipt # 1152
Notifications deadline: 5 days 6/8/13
Svc statement deadline: 20 days 6/24/13

Property Owner Information	
Name John W. Hall and Carrie M. Hall	
Address 2416 White Road Grove City, OH 43123	
Phone # 614-558-4146	Fax #
Email	

Attorney/Agent Information	
Name Joseph W. Hull	
Address 3793 Broadway Grove City, OH 43123	
Phone # 614-875-0490	Fax # 614-875-1019
Email joe.hull@earthlink.net	

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>			
	5/14/13	_____	_____
Property Owner	Date	Property Owner	Date
	5-14-13	_____	_____
Property Owner	Date	Property Owner	Date

EXHIBIT A

Situated in the State of Ohio, in the County of Franklin and in the Township of Jackson:

Being part of a 101.96 acre tract as deeded to Lewis E. Keller, et al by deed dated April 5, 1910 and recorded in Deed Book 508, Page 450, Franklin County, Ohio records. Beginning at a point in the center line of White Road which point is South 83 degrees 12' East, a distance of 585.10 feet measured along the center line of said White Road from the intersection of center lines of Hoover Road and said White Road. Thence North 5 degrees 30' East, along the East right-of-way of Kelnor Drive, a distance of 30.0 feet to the True Point of Beginning. Thence continuing North 5 degrees 30' East following the East right-of-way line of Kelnor Drive, a distance of 220.0 feet to an iron pin and being a point in the existing corporation line to the City of Grove City as established by Ordinance No. C15-79 (Misc. Vol. 171, Page 881), to the Southwest corner of Lot 44 of the Keller Farms Section 2 as recorded in Plat Book 64, Page 23, Franklin County Recorder's Office. Thence following said corporation line South 83 degrees 12' East, a distance of 100 feet to an iron pin at the Southeast corner of Lot 44. Thence South 5 degrees 30' West, a distance of 220.0 feet to a point in the North right-of-way line of White Road. Thence North 83 degrees 12' West a distance of 100 feet along the North right-of-way line of White Road to the place of beginning and containing .505 acres.

Being a part of Parcel No. 160-001588

The above description was prepared by Joseph W. Hull by using the best available County Records. 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 the Ohio Administrative Code in Chapter 4733-37.

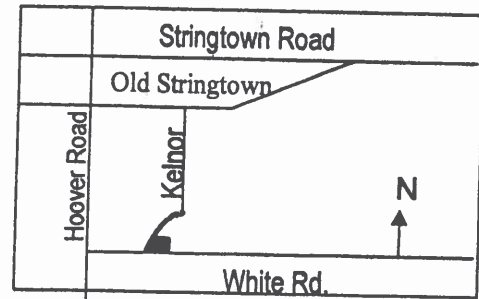
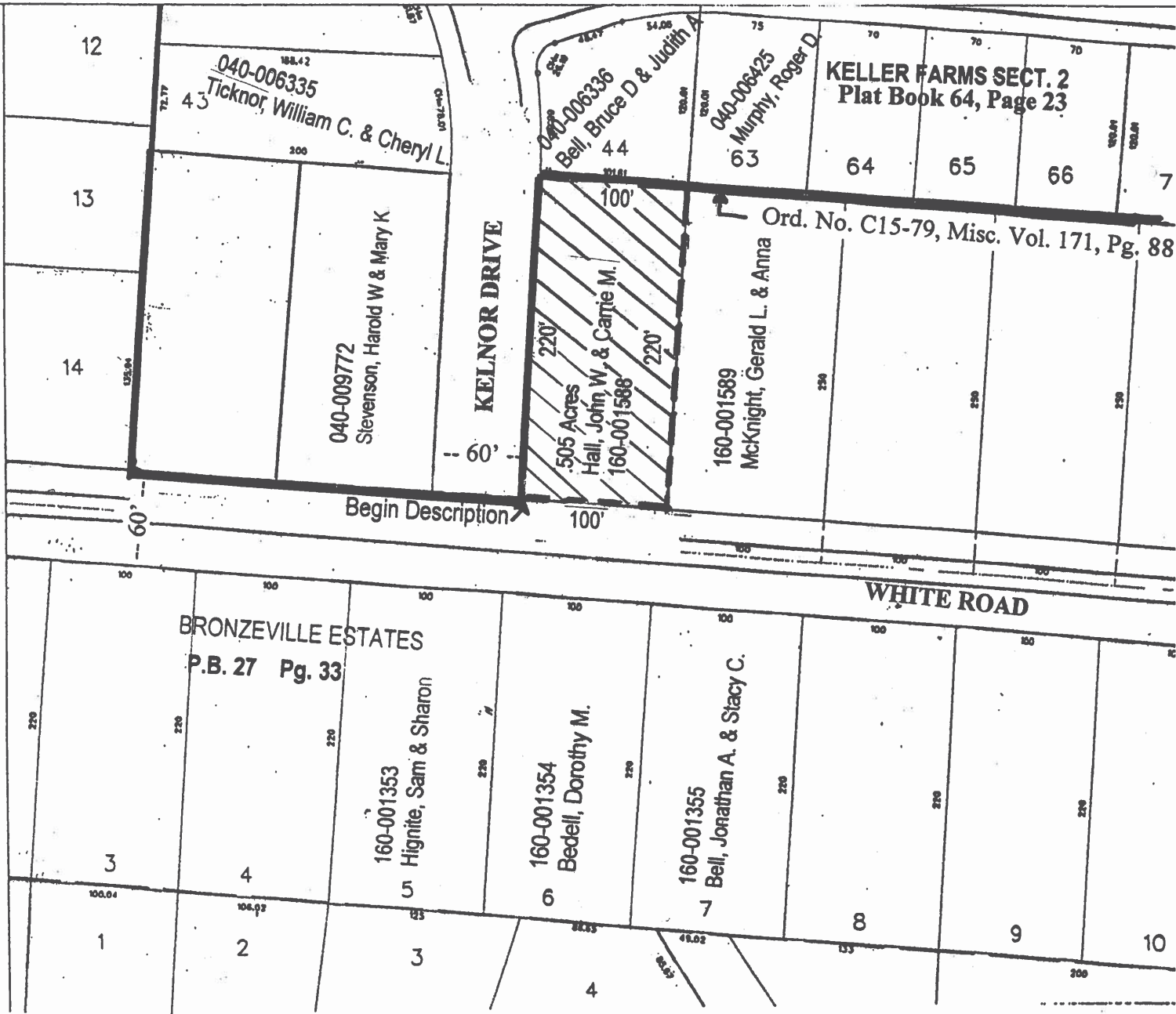
RECEIVED

JUN - 3 2013

Franklin County Planning Department
Franklin County, OH

ANX-EXP2
16-13

PROPOSED ANNEXATION OF .505 ACRES, MORE OR LESS, TO THE CITY OF GROVE CITY, OHIO, FROM THE TOWNSHIP OF JACKSON, FRANKLIN COUNTY



VICINITY MAP

SCALE 1" = 100'

ANNEXATION
 PLAT & DESCRIPTION
 ACCEPTABLE
 DEAN C. RINGLE, P.E., P.S.
 FRANKLIN COUNTY ENGINEER
 By *RR* Date *5/23/13*



RECEIVED

MAY 15 2013

Franklin County Engineer

RECEIVED
 Existing Grove City Corporation Line
 Proposed Grove City Corporation Line

Franklin County Planning Department
 Franklin County, OH

ANX-EXP 2

RECEIVED

RESOLUTION NO. CR-31-13

RJB

JUN 20 2013

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.505 ACRES LOCATED AT 2416 WHITE ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY, Franklin County Planning Department Franklin County, Ohio

WHEREAS, a petition to annex 0.505± acres located at 2416 White Road, in Jackson Township to the City of Grove City and signed by John & Carrie Hall, 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 0.505± acres located at 2416 White Road, proposed for annexation by John & Carrie Hall, 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.

Ted A. Berry
Ted A. Berry, President of Council

Richard L. Stage
Richard L. Stage, Mayor

Jami K. Kelly
Tami K. Kelly, MMC, Clerk of Council

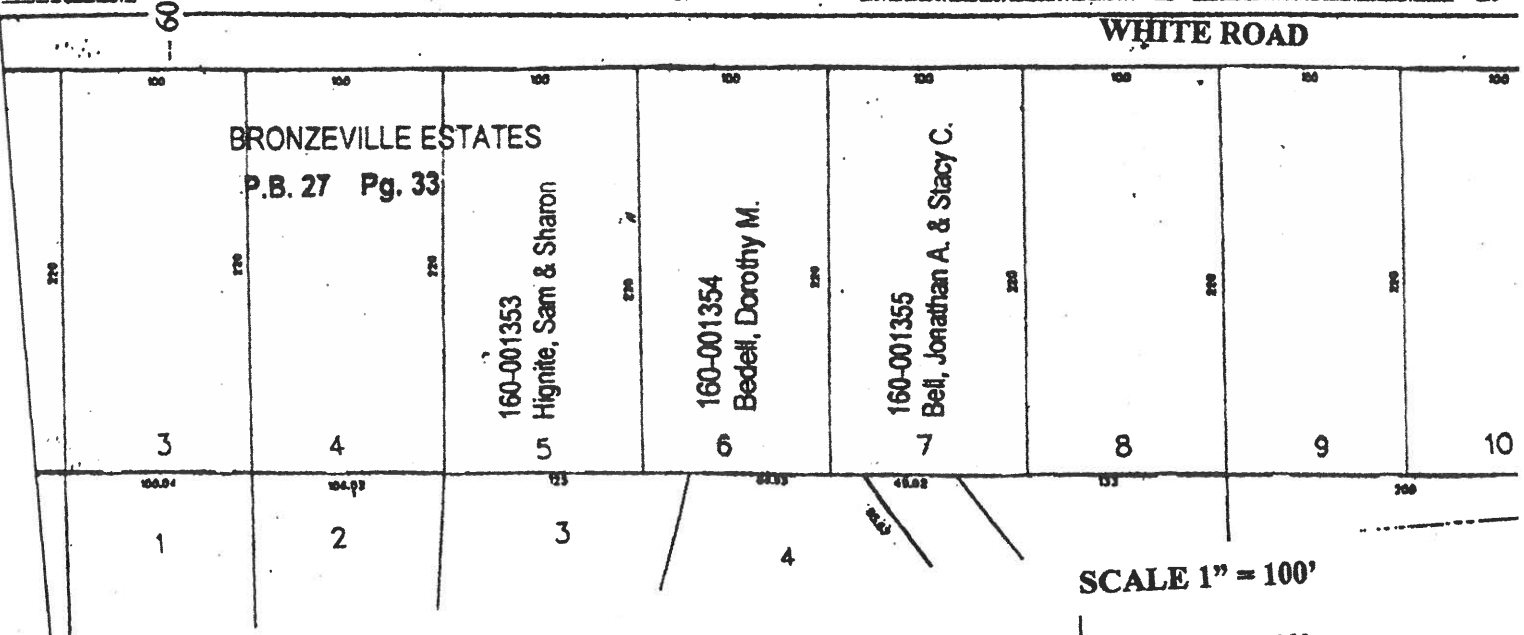
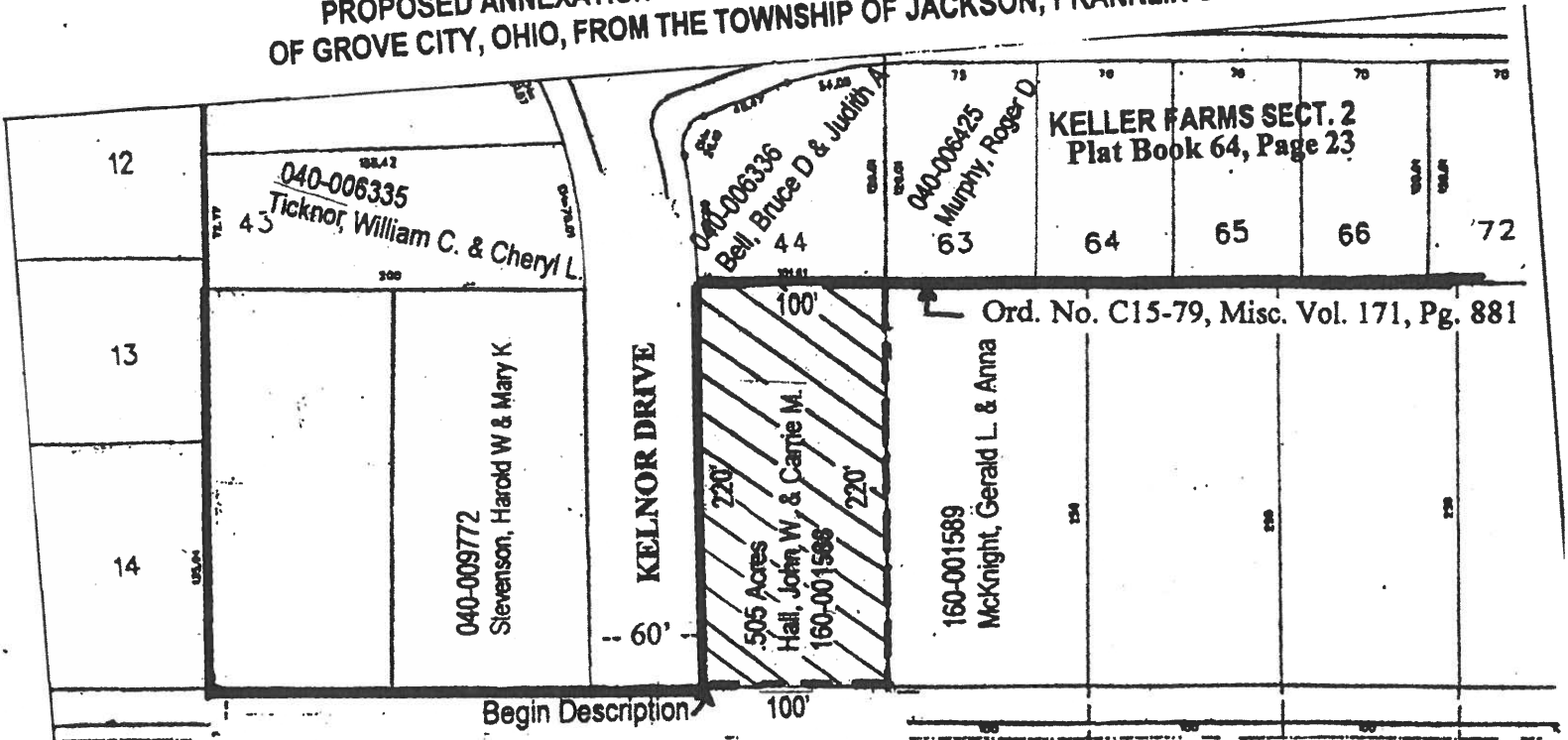
Stephen J. Smith
Stephen J. Smith, Director of Law

Passed: 06-17-13
Effective: 06-17-13

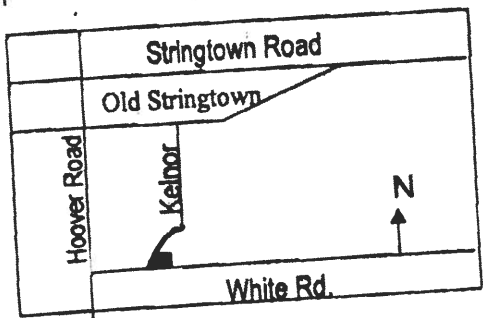
Attest:

I Certify that this resolution is correct as to form.

PROPOSED ANNEXATION OF .505 ACRES, MORE OR LESS, TO THE CITY OF GROVE CITY, OHIO, FROM THE TOWNSHIP OF JACKSON, FRANKLIN COUNTY



SCALE 1" = 100'



VICINITY MAP

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 5/28/13



Existing Grove City Corporation Line
Proposed Grove City Corporation Line

RECEIVED

MAY 15 2013

Engineer

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