

**Review of Petition to Annex 1.010+/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-26-13 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed by Thomas R. Clark on November 12, 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 resolution no. 53-13, passed on November 18, 2013 by the City of Grove City.

**Review of Petition to Annex 1.010+/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-26-13 (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, 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: D. Anthony Hray

C: Economic Development & Planning Department

**SIGNATURE SHEET**

Resolution No. 0938-13

December 17, 2013

**REVIEW OF PETITION TO ANNEX 1.010+/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-26-13**

**(Economic Development and Planning)**

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

**Voting:**

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



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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  
1.010+/- ACRES FROM  
JACKSON TOWNSHIP  
TO THE CITY OF GROVE CITY

### **Description:**

Attached is a resolution to consider the annexation of 1.010-acres, more or less, from Jackson Township to the city of Grove City. The petition case number is ANX-EXP2-26-13.

### **Agent:**

Thomas R. Clark

### **Owner/s:**

Gerald L. and Anna McKnight (2402 White Road)  
Michael A. Metzger (2388 White Road)

### **Site:**

2402 and 2388 White Road (160-001589 and 160-001597)

### **Additional Information:**

The site is contiguous to the city of Grove City on one (1) side.

### **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 service resolution 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 resolution no. 53-13 passed November 18, 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:** D. Anthony Hray, Planner  
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 **November 19, 2013** General Session  
Agenda for a hearing on **December 17, 2013**.

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**Case #ANX-EXP2-26-13-** An Expedited Type 2 annexation ANX-EXP2-26-13 was filed in our office on November 12, 2013. The petition is requesting to annex 1.010 +/- acres from Jackson Township to the city of Grove City. The property owners are Gerald L. and Anna McKnight (2402 White Road) and Michael A. Metzger (2388 White Road). The agent is Thomas R. Clark.  
**Site: 2402 and 2388 White Road (160-001589 and 160-001597)**



**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

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NOV 12 2013

Franklin County Planning Department  
 Franklin County, OH

2

| Property Information   |                               |
|--|-------------------------------|
| Site Address<br>2402 and 2388 White Road, Grove City, OH 43123 |                               |
| Parcel ID(s)<br>160-001589 & 001597                            | Total Acreage<br>1.010 acres  |
| From Township<br>Jackson                                       | To Municipality<br>Grove City |

| Staff Use Only                     |                    |
|------------------------------------|--------------------|
| Case #                             | ANX-EXP 2<br>26-13 |
| Hearing date:                      | 12/17/13           |
| Date filed:                        | 11/12/13           |
| Fee paid                           | 250.00             |
| Receipt #                          | 1848               |
| Notifications deadline:<br>5 days  | 11/17/13           |
| Svc statement deadline:<br>20 days | 12/2/13            |

| Property Owner Information                         |  |
|--|--|
| Name<br>Gerald L. & Anna McKnight                  | Michael A. Metzger                                       |
| Address<br>2402 White Road<br>Grove City, OH 43123 | 11710 Chillicothe-<br>Lancaster Road<br>Amanda, OH 43102 |
| Phone #<br>614-586-5319<br>740-497-3404            | Fax #  |
| Email  |  |

| Attorney/Agent Information                              |                       |
|---|-----------------------|
| Name<br>Thomas R. Clark                                 |                       |
| Address<br>3083 Columbus Street<br>Grove City, OH 43123 |                       |
| Phone #<br>614-875-4895                                 | Fax #<br>614-875-2155 |
| Email<br>tclark24@columbus.rr.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> |         |                |         |
|  | 11/7/13 |                | 11/7/13 |
| Property Owner   | Date    | Property Owner | Date    |
|  | 11-7-13 |                |         |
| Property Owner   | Date    | Property Owner | Date    |

**RECEIVED**

OCT 31 2013

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 RB Date 10/31/13

October 30, 2013

**PROPOSED ANNEXATION OF 1.010 ACRE  
2388 & 2402 WHITE ROAD**

**FROM: JACKSON TOWNSHIP**

**TO: THE CITY OF GROVE CITY, OHIO**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 8231, and being part of that 0.574 acre tract as described in a deed to Gerald L. & Anna McKnight, of record in Instrument Number 201207090097661, and part of that 0.574 acre tract as described in a deed to Michael A. Metzger, of record in Instrument Number 201112280169844, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 1.010 acre more particularly described as follows:

Beginning at the northwesterly corner of said 0.574 acre (McKnight) tract, in the southerly line of Lot 44 of Keller Farm Subdivision Section 2, of record in Plat Book 64, Page 23, in the existing corporation line of the City of Grove City as established by Ordinance Number C-15-79, of record in Miscellaneous Record 171, Page 881;

Thence in an easterly direction, a distance of approximately 200 feet, along the northerly lines of said 0.574 acre McKnight and Metzger tracts, the southerly line of said Lot 44, the southerly line of Lots 63, 64 and 65 of Keller Farm Subdivision Section 3, of record in Plat Book 65, Page 16, and said corporation line, to the northeasterly corner of said Metzger tract;

Thence in a southerly direction, a distance of approximately 220 feet, leaving said corporation line, along the easterly line of said 0.574 acre (Metzger) tract and the westerly line of that 0.574 acre tract conveyed to Keith S. and Daphne J. Hawk, to the northerly right-of-way line of White Road;

Thence in a westerly direction, a distance of approximately 200 feet, along said right-of-way line through said 0.574 acre McKnight and Metzger tracts, to the westerly line of said McKnight tract;

Thence in a northerly direction, a distance of approximately 220 feet along the westerly line of said 0.574 acre (McKnight) tract, to the place of beginning, containing 1.010 acre of land, with 0.505 acre being in tax parcel number 160-001597 and 0.505 acre being in tax parcel 160-001589.

This description was prepared by Westerville Land Surveying, LLC, based on the best available public records (not based on an actual field survey) in October, 2013.

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Franklin County Planning Department  
Franklin County, OH

ANX-EXP2

26-13

by Michael P. Lomano  
Michael P. Lomano  
Registered Surveyor No. 7711  
10.30.13



# ANNEXATION PLAT

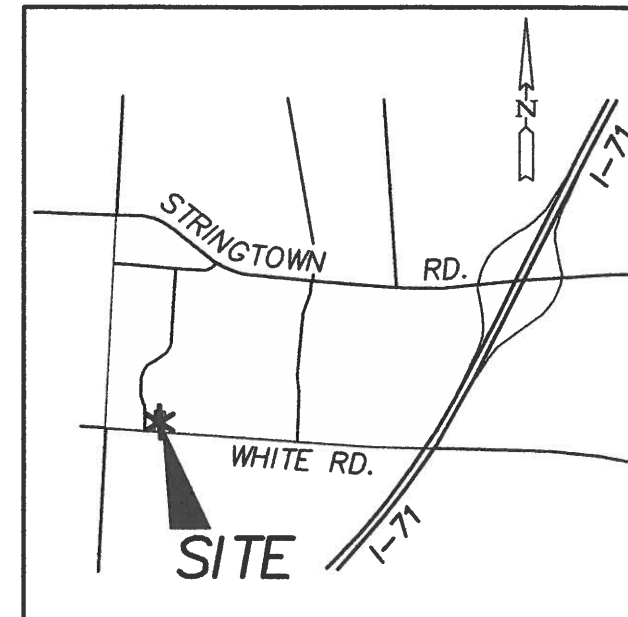
FROM JACKSON TWP. TO THE CITY OF GROVE CITY  
V.M.S. 8231  
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

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

LOCATION MAP  
(NOT TO SCALE)



LAT 39°52'24"N LON 83°04'03"W

BRUCE D. &  
JUDITH A. BELL  
INS. 200410060233295  
LOT 44\*

ROGER D. MURPHY  
INS. 200803140039379  
LOT 63

STEVE B. &  
DEBORAH J.  
WEYGANDT  
INS. 201011170155271  
LOT 64

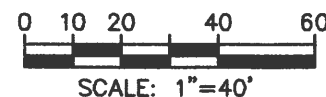
ROBERT B. &  
JEAN M. LAYTON  
INS. 201210150154733  
LOT 65

EX. GROVE CITY CORP. LINE  
ORD. #C-15-79 M.R. 171, PG. 881

GROVE CITY  
JACKSON TWP.

GROVE CITY  
JACKSON TWP.

P.O.B.



KELNOR DR. (60')

R/W GROVE CITY JACKSON TWP.

JOHN W. &  
CARRIE M. HALL  
INS. 200207290184099  
0.574 AC.

GERALD L. &  
ANNA McKNIGHT  
INS. 201207090097661  
0.574 AC.  
PID 160-001589  
2402 WHITE RD.  
GROVE CITY, OH 43123

MICHAEL A. METZGER  
INS. 201112280169844  
0.574 AC.  
PID 160-001597  
2388 WHITE RD.  
GROVE CITY, OH 43123

KEITH S. &  
DAPHNE J. HAWK  
INS. 199911240292792  
0.574 AC.

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

By BB Date 10/31/13

ADDRESSES OF SUBJECT PROPERTY ARE 2388 &  
2402 WHITE RD., GROVE CITY, OH 43123.

LOT NUMBERS REFERENCED TO THE PLAT "KELLER  
FARM SUBDIVISION SECTION 3", OF RECORD IN  
P.B. 65, PG. 16, EXCEPT THOSE INDICATED WITH  
"\*" REFERENCED TO "KELLER FARM SUBDIVISION  
SECTION 2", OF RECORD IN P.B. 64, PG. 23.

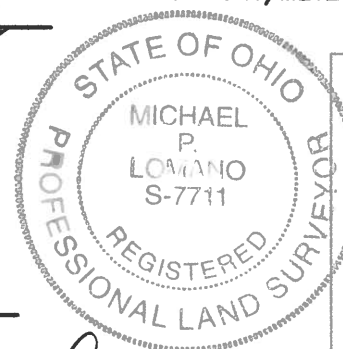
THIS ANNEXATION DOES NOT CREATE AN  
UNINCORPORATED AREA OF THE TOWNSHIP  
COMPLETELY SURROUNDED BY THE TERRITORY  
PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 840 FT., OF  
WHICH 200 FT. IS CONTIGUOUS WITH THE CITY OF  
GROVE CITY, RESULTING IN 23.8% OF PERIMETER  
CONTIGUITY.

### LEGEND

- x — = EX. CORP. LINE
- - - = PROPOSED GROVE CITY CORP. LINE

DATE: 10/30/13  
JOB No.: 13-227  
CLIENT: McKNIGHT/METZGER



BY Michael P. Lomano 10-30-13  
OHIO PROFESSIONAL SURVEYOR No. 7711

WHITE RD.

PROP. ANNEXATION OF #2.59 AC.  
OF WHITE RD. RIGHT-OF-WAY  
(BY OTHERS)

DRAWING PREPARED BY:  
WESTERVILLE LAND SURVEYING  
90 E. COLLEGE AVE.  
WESTERVILLE, OH 43081  
(614) 899-2209

DRAWING NAME: 13227AN.DWG

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Franklin County Planning Department  
Franklin County, OH  
ANX-EXP 2 26-13



RESOLUTION NO. CR-53-13

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 1.010 ACRES LOCATED AT 2402 & 2388 WHITE ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 1.010+ acres located at 2402 & 2388 White Road, in Jackson Township to the City of Grove City and signed by Gerald L. & Anna McKnight and Michael A. Metzger, 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

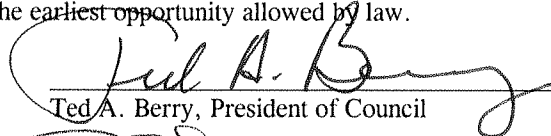
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.


NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

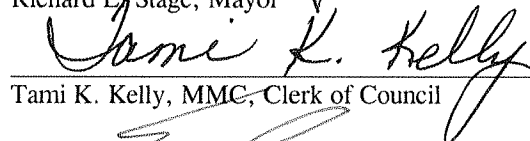
SECTION 1. Upon its annexation to the City of Grove City, the 1.010+ acres located at 2402 & 2388 White Road, proposed for annexation by Gerald L. & Anna McKnight and Michael A. Metzger, will receive the following municipal services from the City of Grove City:

- 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, President of Council

  
Richard L. Stage, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

  
Stephen J. Smith, Director of Law

Passed: 11-18-13  
Effective: 11-18-13

Attest:

I Certify that this resolution is correct as to form.