

**Review of Petition to Annex 0.505+/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-29-13 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed by Thomas R. Clark on December 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 resolution no. CR-57-13, passed on December 16, 2013 by the City of Grove City.

**Review of Petition to Annex 0.505+/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-29-13 (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. 0010-14

January 07, 2014

**REVIEW OF PETITION TO ANNEX 0.505+/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-29-13**

**(Economic Development and Planning)**

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

**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.



---

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

### **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-EXP2-29-13.

### **Agent:**

Thomas R. Clark

### **Owner/s:**

Jody A. Hodges

### **Site:**

2375 White Road (160-001357)

### **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. CR-57-13 passed December 16, 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 **December 10, 2013** General Session Agenda  
for a hearing on **January 7, 2014**.

---

**Case #ANX-EXP2-29-13-** An Expedited Type 2 annexation ANX-EXP2-29-13 was filed in our office on December 3, 2013. The petition is requesting to annex 0.505 +/- acres from Jackson Township to the City of Grove City. The agent is Thomas R. Clark. **Site: 2375 White Road (160-001357)**



RECEIVED

DEC 3 2013

Application for  
**Annexation Petition**

Franklin County Planning Department  
Franklin County, OH

**Expedited Type 2**  
Pursuant to ORC §709.023



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

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

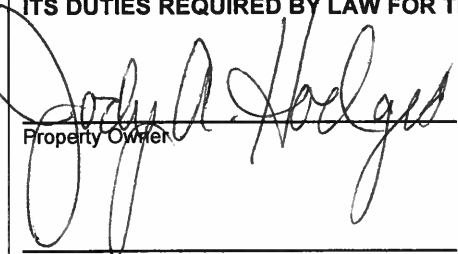
Property Information	
Site Address 2375 White Road, Grove City, Ohio 43123	
Parcel ID(s) 160-001357	Total Acreage 0.505 acres
From Township Jackson	To Municipality Grove City

Property Owner Information	
Name Jody A. Hodges	
Address 2375 White Road Grove City, Ohio 43123	
Phone # 614-875-2149	Fax #
Email	

Attorney/Agent Information	
Name Thomas R. Clark	
Address 3083 Columbus Street Grove City, OH 43123	
Phone # 614-875-4895	Fax # 614-875-2155
Email tclark24@columbus.rr.com	

Staff Use Only
Case # ANX-EXP2 29-13
Hearing date: 1/7/14
Date filed: 12/3/13
Fee paid 250.00
Receipt # 1879
Notifications deadline: 5 days 12/8/13
Svc statement deadline: 20 days 12/23/13

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			
<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>			
	11-21-13	_____	_____
Property Owner	Date	Property Owner	Date
_____	_____	_____	_____
Property Owner	Date	Property Owner	Date

RECEIVED

DEC 3 2013

ANX-EXP2 29-13

Franklin County Planning Department  
Franklin County, OH

**PETITION FOR ANNEXATION  
OF 0.505 ACRES 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**

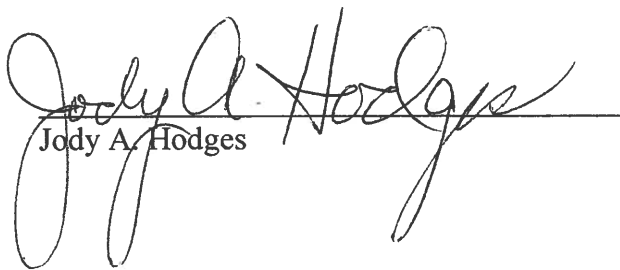
The undersigned Petitioner in the premises, and being ALL of the OWNERS of real estate in the territory described, consisting of 0.505 acres, more or less in the Township of Jackson, which area is contiguous and adjacent to the City of Grove City, does hereby pray that said territory be annexed to the 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.

Thomas R. Clark, 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.

**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.**

  
\_\_\_\_\_  
Jody A. Hodges

Date: 11-21, 2013

**RECEIVED**

NOV 14 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 11/14/13

November 14, 2013

**PROPOSED ANNEXATION OF 0.505 ACRE  
2375 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 6840, and being all of Lot 9 of Bronzeville Estates, a subdivision of record in Plat Book 27, Page 33, last described in a deed to Jody A. Hodges, of record in Instrument Number 200806170092372, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 0.505 acre more particularly described as follows:

Beginning at the southwesterly corner of said Lot 9, at the southeasterly corner of Lot 8 of said Bronzeville Estates, at the northwesterly corner of Lot 3 of Kay Robinson Subdivision, a subdivision of record in Plat Book 70, Page 6, in the westerly line of that 1.037 acre tract of land as described in a deed to Donna J. Corwin, Trustee, of record in Instrument Number 201108090098612, and at an angle point in the existing corporation line of the city of Grove City, as established by Ordinance Number C-129-88, of record in Official Record 13079, Page B-01;

Thence in a northerly direction, leaving said corporation line, a distance of approximately 220 feet, along the westerly line of said Lot 9 and the easterly line of said Lot 8, to the northwesterly corner of said Lot 9, in the southerly right-of-way line of White Road;

Thence in an easterly direction, along the northerly line of said Lot 9 and said southerly right-of-way line, to the northeasterly corner of said Lot 9, being the northwesterly corner of Lot 10 of said Bronzeville Estates;

Thence in a southerly direction, a distance of approximately 220 feet, along the easterly line of said Lot 9 and the westerly line of said Lot 10, to the southeasterly corner of said Lot 9, in the northerly line of said Lot 3 and returning to said existing corporation line;

Thence in a westerly direction, a distance of approximately 100 feet along the southerly line of said Lot 9, the northerly line of said Lot 3 and said existing corporation line, to the place of beginning, containing 0.505 acre of land being all of tax parcel 160-001357.

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

**RECEIVED**

DEC 3 2013

Franklin County Planning Department  
Franklin County, OH

ANK-EXP2

29-13

by Michael P. Lomano  
Michael P. Lomano  
Registered Surveyor No. 7711  
11-14-13





RECEIVED

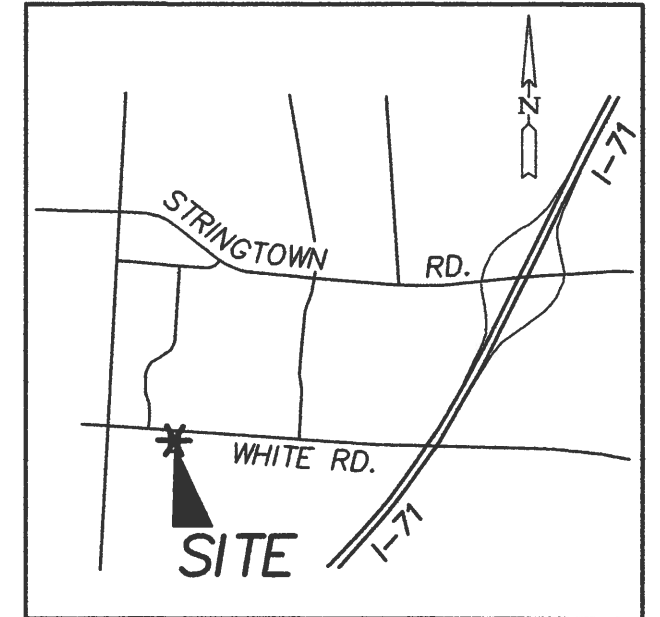
NOV 14 2013

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

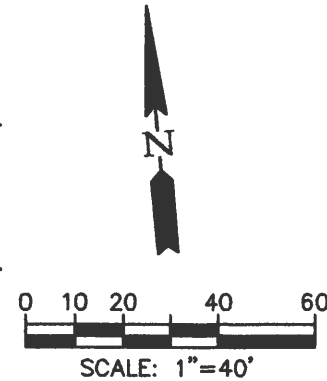
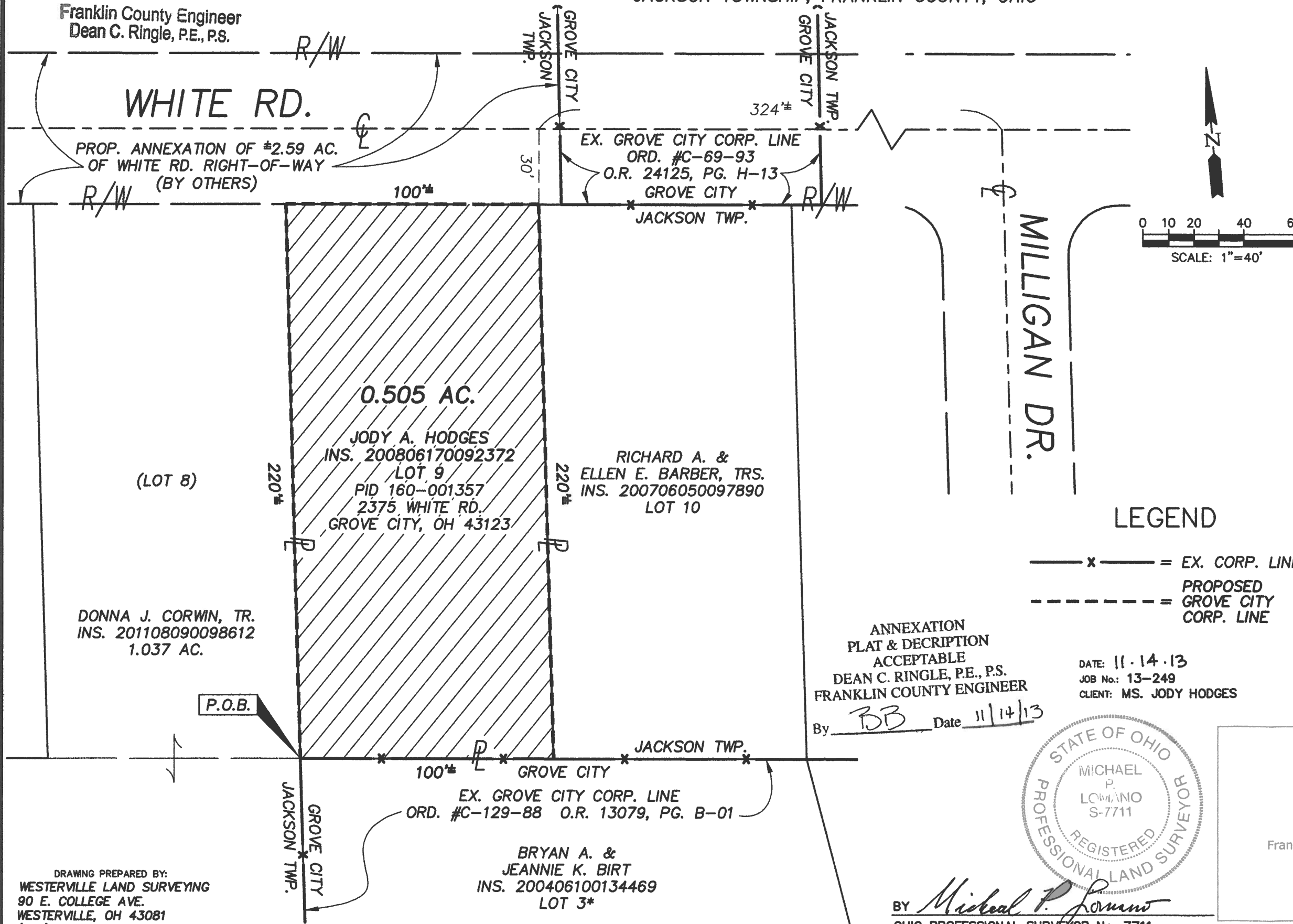
# ANNEXATION PLAT

FROM JACKSON TWP. TO THE CITY OF GROVE CITY  
V.M.S. 6840  
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

LOCATION MAP  
(NOT TO SCALE)



LAT 39°52'21"N LON 83°04'01"W



### LEGEND

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

ADDRESS OF SUBJECT PROPERTY IS 2375 WHITE RD., GROVE CITY, OH 43123.

LOT NUMBERS REFERENCED TO THE PLAT "BRONZVILLE ESTATES", OF RECORD IN P.B. 27, PG. 33, EXCEPT THOSE INDICATED WITH "\*" REFERENCED TO "KAY ROBINSON SUBDIVISION", OF RECORD IN P.B. 70, PG. 6.

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

TOTAL PERIMETER OF ANNEXATION IS 640 FT., OF WHICH 100 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 15.6% OF PERIMETER CONTIGUITY.

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 11/14/13

DATE: 11.14.13  
JOB No.: 13-249  
CLIENT: MS. JODY HODGES



BY Michael P. Lowiano  
OHIO PROFESSIONAL SURVEYOR No. 7711

RECEIVED

DEC 3 2013

Franklin County Planning Department  
Franklin County, OH

ANX-EXP2  
29-13

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

DRAWING NAME: 13249AN.DWG

RESOLUTION NO. CR-57-13

Received  
12.19.13

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.505 ACRES LOCATED AT 2375 WHITE ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.505± acres located at 2375 White Road, in Jackson Township to the City of Grove City and signed by Jody A. Hodges, 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

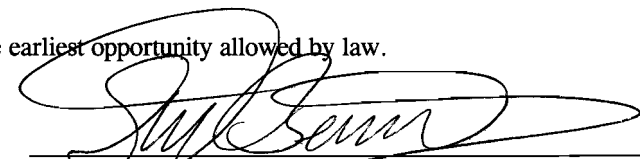
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.


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 2375 White Road, proposed for annexation by Jody A. Hodges, 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: 12-16-13  
Effective: 12-16-13

Attest:

I Certify that this resolution is correct as to form.

**RECEIVED**

NOV 14 2013

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

CR 57-13  
ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 11/14/13

November 14, 2013

**PROPOSED ANNEXATION OF 0.505 ACRE  
2375 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 6840, and being all of Lot 9 of Bronzeville Estates, a subdivision of record in Plat Book 27, Page 33, last described in a deed to Jody A. Hodges, of record in Instrument Number 200806170092372, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 0.505 acre more particularly described as follows:

Beginning at the southwesterly corner of said Lot 9, at the southeasterly corner of Lot 8 of said Bronzeville Estates, at the northwesterly corner of Lot 3 of Kay Robinson Subdivision, a subdivision of record in Plat Book 70, Page 6, in the westerly line of that 1.037 acre tract of land as described in a deed to Donna J. Corwin, Trustee, of record in Instrument Number 201108090098612, and at an angle point in the existing corporation line of the city of Grove City, as established by Ordinance Number C-129-88, of record in Official Record 13079, Page B-01;

Thence in a northerly direction, leaving said corporation line, a distance of approximately 220 feet, along the westerly line of said Lot 9 and the easterly line of said Lot 8, to the northwesterly corner of said Lot 9, in the southerly right-of-way line of White Road;

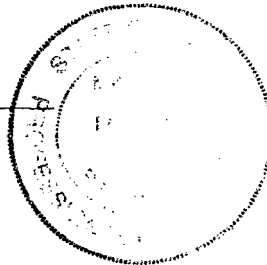
Thence in an easterly direction, along the northerly line of said Lot 9 and said southerly right-of-way line, to the northeasterly corner of said Lot 9, being the northwesterly corner of Lot 10 of said Bronzeville Estates;

Thence in a southerly direction, a distance of approximately 220 feet, along the easterly line of said Lot 9 and the westerly line of said Lot 10, to the southeasterly corner of said Lot 9, in the northerly line of said Lot 3 and returning to said existing corporation line;

Thence in a westerly direction, a distance of approximately 100 feet along the southerly line of said Lot 9, the northerly line of said Lot 3 and said existing corporation line, to the place of beginning, containing 0.505 acre of land being all of tax parcel 160-001357.

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

by Michael P. Lomano  
Michael P. Lomano  
Registered Surveyor No. 7711  
11-14-13



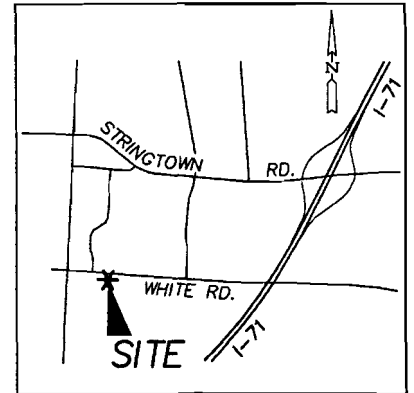
**RECEIVED**

NOV 14 2013

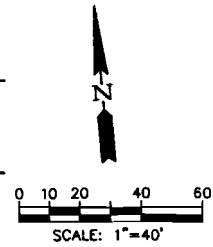
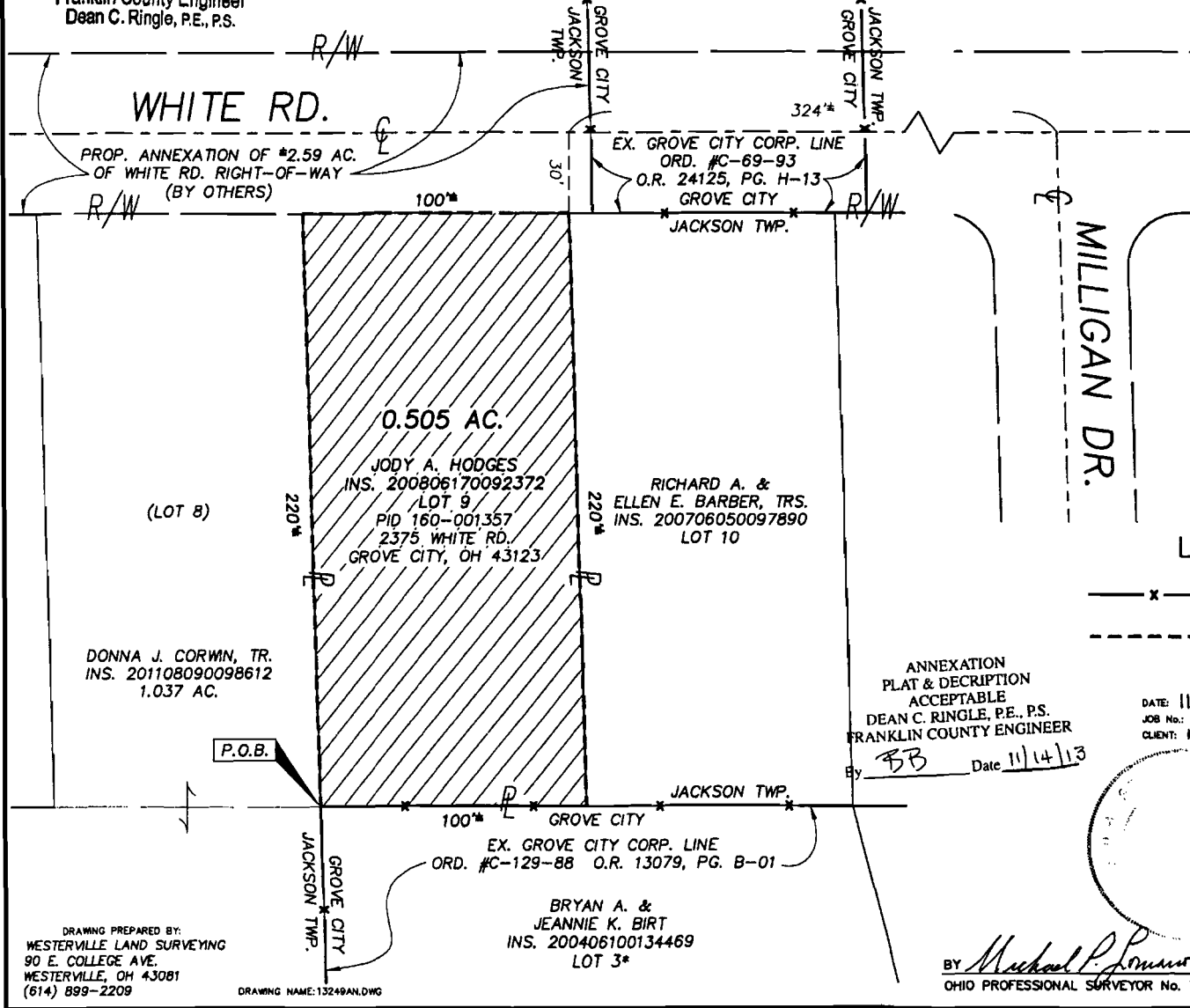
Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

**ANNEXATION PLAT**  
FROM JACKSON TWP. TO THE CITY OF GROVE CITY  
V.M.S. 6840  
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

**LOCATION MAP**  
(NOT TO SCALE)



LAT 39°52'21"N LON 83°04'01"W



**LEGEND**

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

ADDRESS OF SUBJECT PROPERTY IS 2375 WHITE RD., GROVE CITY, OH 43123.

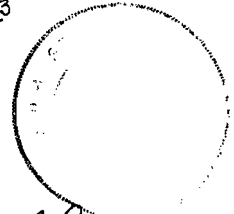
LOT NUMBERS REFERENCED TO THE PLAT "BRONZVILLE ESTATES", OF RECORD IN P.B. 27, PG. 33, EXCEPT THOSE INDICATED WITH "\*" REFERENCED TO "KAY ROBINSON SUBDIVISION", OF RECORD IN P.B. 70, PG. 6.

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

TOTAL PERIMETER OF ANNEXATION IS 640 FT., OF WHICH 100 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 15.6% OF PERIMETER CONTIGUITY.

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By *BB* Date 11/14/13

DATE: 11-14-13  
JOB No.: 13-249  
CLIENT: MS. JODY HODGES



BY *Michael P. Roman*  
OHIO PROFESSIONAL SURVEYOR No. 7711

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

DRAWING NAME: 13249AN.DWG

DR-57-13