

Review of Petition to Annex 0.505 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-07-14 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed by Kacie D. Waugh, Attorney on March 4, 2014 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-16-14 passed on March 17, 2014 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-EXP2-07-14 (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. 0263-14

April 08, 2014

REVIEW OF PETITION TO ANNEX 0.505 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-07-14

(Economic Development and Planning)

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

Voting:

Marilyn Brown, President	Aye
Paula Brooks	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.



Shannon Z Cross, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O'Grady
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-EXP2-07-14.

Agent:

Kacie D. Waugh, Attorney

Owner/s:

Keith S. and Daphne J. Hawk

Site:

2374 White Road (160-001130)

Additional Information:

The site is contiguous to the city of Grove City on two (2) sides; being +/- 50 percent of the site's total perimeter.

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-16-14 passed March 17, 2014.

Recommendation:

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



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O' Grady
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 **March 11, 2014** General Session Agenda for
a hearing on **April 8, 2014**.

Case #ANX-EXP2-07-14- An Expedited Type 2 annexation ANX-EXP2-07-14 was filed in our office on March 4, 2014. The petition is requesting to annex 0.505 +/- acres from Jackson Township to the City of Grove City. The agent is Kacie D. Waugh, Attorney.

Site: 2374 White Road (160-001130)



Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Application for

Annexation Petition

Expedited Type 2
 Pursuant to ORC §709.023

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MAR 4 2014

Franklin County Planning Department
 Franklin County, OH



Property Information	
Site Address 2374 White Road	
Parcel ID(s) 160-001130-00	Total Acreage 0.505
From Township Jackson Township	To Municipality City of Grove City

Property Owner Information	
Name Keith S. & Daphne J. Hawk	
Address 2374 White Road Grove City, OH 43123	
Phone # (614) 419-4295	Fax #
Email	

Attorney/Agent Information	
Name Kacie D. Waugh, Attorney	
Address 3083 Columbus Street Grove City, OH 43123	
Phone # (614) 875-4895	Fax # (614) 875-2155
Email kwaugh@clarkandwaughlaw.com	

Staff Use Only
Case # ANY-EXP2 07-14
Hearing date: 4/8/14
Date filed: 3/4/14
Fee paid 250.00
Receipt # 1962
Notifications deadline: 5 days 3/9/14
Svc statement deadline: 20 days 3/24/14

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>			
 _____ Property Owner	2/24/14 _____ Date	_____ Property Owner	_____ Date
 _____ Property Owner	2.24.14 _____ Date	_____ Property Owner	_____ Date

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FEB 18 2014

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 2/18/14

February 17, 2014

**PROPOSED ANNEXATION OF 0.505 ACRE
2374 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 Keith S. and Daphne J. Hawk, of record in Instrument Number 199911240292792, 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 in the easterly line of said 0.574 acre tract, in the northerly right-of-way line of White Road (60 foot width) in the westerly line of that 0.574 acre tract as described in a deed to Jonathan and Jennifer Morbitzer, of record in Instrument Number 201005180061112, in the existing corporation line of the City of Grove City as established by Ordinance Number C-69-93, of record in Official Record 24125, Page H13;

Thence in a westerly direction, through said 0.574 acre (Hawk) tract, along said right-of-way line, a distance of approximately 100 feet to a point in the westerly line of said 0.574 acre (Hawk) tract, in the easterly line of that 0.574 acre tract as described in a deed to Michael A. Metzger, of record in Instrument Number 201112280169844;

Thence in a northerly direction, along the common line between said 0.574 acre (Hawk) and said 0.574 acre (Metzger) tracts, a distance of approximately 220 feet to a point at the northwest corner of said 0.574 acre (Hawk) tract, the northeast corner of said 0.574 acre (Metzger) tract, in the southerly line of Lot 65 of Keller Farm Subdivision Section 3, of record in Plat Book 65, Page 16, 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, along the northerly line of said 0.574 acre (Hawk) tract, the southerly line of said Lot 65, the southerly line of Lot 66 of said Keller Farm Subdivision Section 3 and the southerly line of Lot 72 of Keller Farm Subdivision Section 4, of record in Plat Book 65, Page 69, and said corporation line (Ordinance Number C-15-79), a distance of approximately 100 feet to the northeast corner of said 0.574 acre (Hawk) tract, at the northwest corner of said 0.574 acre (Morbitzer) tract;

Thence in a southerly direction, along the common line between said 0.574 acre (Hawk) tract and said 0.574 acre (Morbitzer) tract, and said corporation line (Ordinance Number C-69-93), a distance of approximately 220 feet to the place of beginning, containing 0.505 acre of land, being in tax parcel number 160-001130.

This description was prepared by Westerville Land Surveying, LLC, based on the best available public records (not based on an actual field survey) in January 2014.

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Franklin County Planning Department
Franklin County, OH

ANX-EXP2

07-14

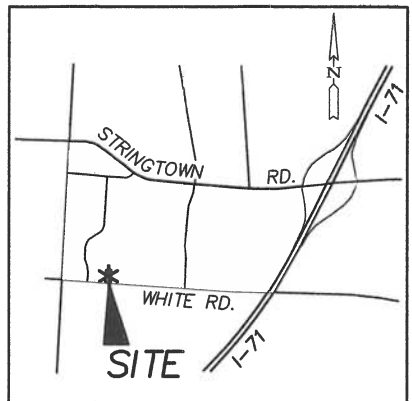
by Michael P. Lomano
Michael P. Lomano 2/17/14
Registered Surveyor No. 7711



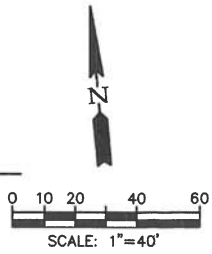
ANNEXATION PLAT

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

LOCATION MAP (NOT TO SCALE)



LAT 39°52'24"N LON 83°04'01"W



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FEB 13 2014

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

JONATHAN &
JENNIFER MORBITZER
INS. 201005180061112
0.574 AC.

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

By 2/18/14 Date BB

LEGEND

- * = EX. CORP. LINE
- = PROPOSED GROVE CITY CORP. LINE

ADDRESS OF SUBJECT PROPERTY IS 2374 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 4", OF RECORD IN P.B. 65, PG. 69.

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

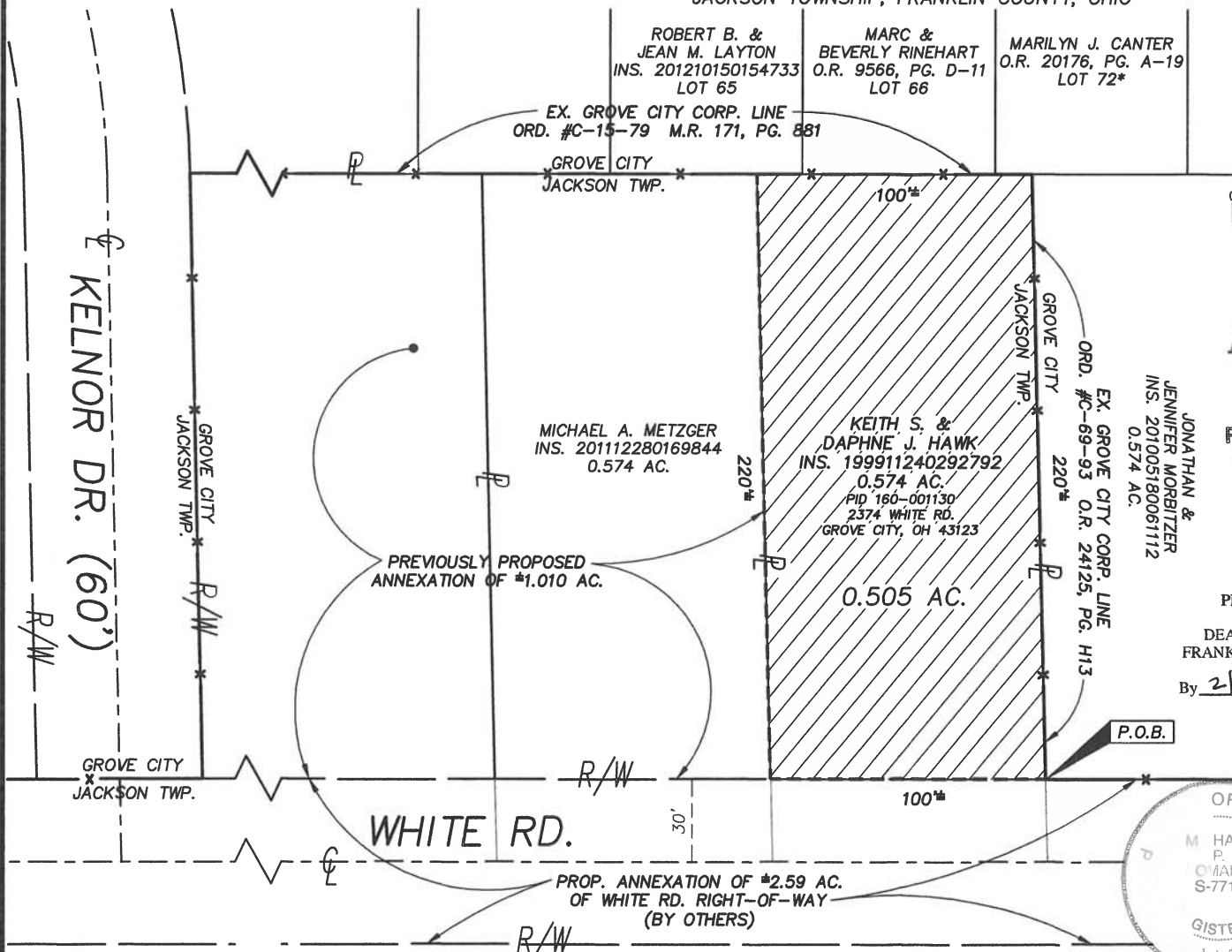
TOTAL PERIMETER OF ANNEXATION IS 640 FT., OF WHICH 320 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 50.0% OF PERIMETER CONTIGUITY.

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Franklin County Planning Department
Franklin County, OH

ANX - EXP 2
07-14



By Michael P. Romano
OHIO PROFESSIONAL SURVEYOR No. 7711

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

DATE: 2-17-14
JOB No.: 14-102
CLIENT: Ms. Daphne Hawk

DRAWING NAME: 14102AN.DWG

RESOLUTION NO. CR-16-14

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 2374 WHITE ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.505+ acres located at 2374 White Road, in Jackson Township to the City of Grove City and signed by Keith S. & Daphne J. Hawk, 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 2374 White Road, proposed for annexation by Keith S. & Daphne J. Hawk, 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.

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 SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.
 MAR 19 2014
 ANN-EXP2 - 07-14
 Franklin County Planning Department
 Franklin County, Ohio

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

Richard L. Stage
 Richard L. Stage, Mayor

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

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

Passed: 03-17-14
 Effective: 03-17-14

Attest:

I Certify that this resolution is correct as to form.