

Review of Petition to Annex 0.505 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-11-14 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed by Jeffrey P. Compton, Esq. on May 5, 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-25-14 passed on May 5, 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-EXP2-11-14 (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. 0401-14

June 10, 2014

REVIEW OF PETITION TO ANNEX 0.505 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-11-14

(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.



Victoria Caldwell, 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-EXP2-11-14.

Agent:

Jeffrey P. Compton, Esq.

Owner/s:

Mark B. and Kim M. Sothard

Site:

2290 White Road (160-001628)

Additional Information:

The site is contiguous to the city of Grove City on one (1) side; being +/- 15 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-25-14 passed May 5, 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 **May 13, 2014** General Session Agenda for a
hearing on **June 10, 2014**.

Case #ANX-EXP2-11-14- An Expedited Type 2 annexation ANX-EXP2-11-14 was filed in our office on May 5, 2014. The petition is requesting to annex 0.505 +/- acres from Jackson Township to the City of Grove City. The agent is Jeffrey P. Compton, Esq.

Site: 2290 White Road (160-001628)



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

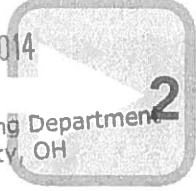
Application for
**Annexation
 Petition**

Expedited Type 2
 Pursuant to ORC §709.023

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MAY - 5 2014

Franklin County Planning Department
 Franklin County, OH



Property Information	
Site Address 2990 White Rd, Grove City, OH 43123	
Parcel ID(s) 160-001628-00	Total Acreage 0.574 0.505 +/-
From Township Jackson	To Municipality Grove City

Property Owner Information	
Name Mark B. Sothard and Kim M. Sothard	
Address 2290 White Rd. Grove City, Ohio 43123	
Phone # (614) 875-0587	Fax #
Email BSOTHARD@COLUMBUS.RR.COM	

Attorney/Agent Information	
Name Jeffrey P. Compton, Esq.	
Address 3894 Broadway Grove City, OH 43123	
Phone # 614-875-7233	Fax #
Email	

Staff Use Only	
Case # ANX-EXP2 11-14	
Hearing date: 6/11/14 6/10/14	
Date filed: 5/5/14	
Fee paid 250.00	
Receipt # 1292	
Notifications deadline: 5 days 5/10/14	
Svc statement deadline: 20 days 5/25/14	

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/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>			
	5/1/14	_____	_____
Property Owner	Date	Property Owner	Date
	5/1/14	_____	_____
Property Owner	Date	Property Owner	Date

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Franklin County, Ohio

RECEIVED

JAN 21 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 11/21/14

ANX-EXP2
11-14

Nov. 11, 2013

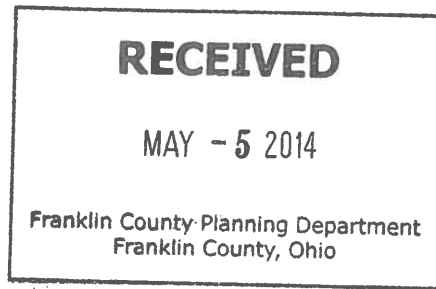
Proposed Annexation of 0.505 Acres of Land, more or less.

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being 0.505 acres of land, for the purpose of Annexation, out of a 0.574 acre tract of land belonging to Mark B. and Kim Sothard of record in Official Record 33645 F13, at the Franklin County Recorders Office, Franklin County, Ohio, and said 0.505 acres of land being more particularly described as follows:

Beginning at a point in the centerline of White Road (60 feet wide), and said point being located , S 83 12' 00" E, a distance of 1485.10 feet along the said centerline of White Road (60 feet wide) from the Intersection of centerlines of Hoover Road, and said White Road; said point also being located at the most southwesterly property corner of said 0.574 acre tract, said point also being located at the most southeasterly property corner of a 0.574 acre tract of land belonging to Steven W. Peitsmeyer of record in Instrument No. 201105030056991 at said Recorder's Office;

Thence leaving said centerline and along the westerly property line of said Sothard property, and also along the easterly property line of said Peitsmeyer property, N 05 30" 00 W, a distance of 30 feet to a point, said point being located at the northerly right-of-way line of said White Road, said point being located at the True Point of Beginning of the herein described 0.505 acre tract;

Thence from said True Point of beginning along the said Sothard westerly property line, and also along the said Peitsmeyer easterly property line, N 05 30' 0" E, a distance of 220.0 feet to a point, said point being located at a southerly City of Grove City Corporation Limit as established by Ordinance C-15-79 of record in Misc. Vol. 171, page 881, at said Recorders Office, said point also being located at the most northeasterly property corner of said Peitsmeyer 0.574 acre tract, said point also being located at the southerly property line of Lot No. 97 of Keller Farms Section 5 of record in Plat Book 66, page 87 at said Recorders Office;



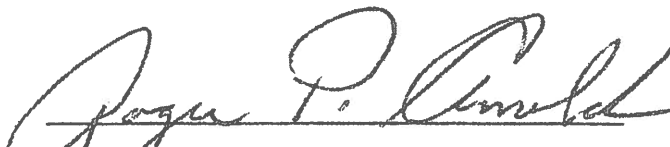
Nov. 11, 2013

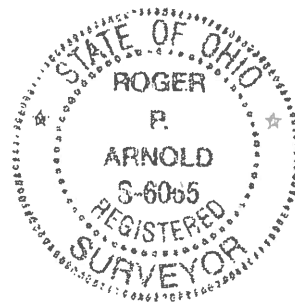
Proposed Annexation of 0.505 Acres of Land, more or less.

Thence along the northerly property line of said Sothard tract of land, and also along said existing Grove City Corporation Limits, and also along the said southerly property line of Lot No. 97, and the southerly property line of Lot No. 98 of said Keller Farms Section 5, S 83 12' 00" E, a distance of 100.0 feet to a point, said point being located at the most northeasterly property corner of said Sothard tract of land, said point also being located at the most northwesterly property corner of a 0.670 acre tract of land belonging to Victoria A, and William J. England of record in Instrument No. 20120716010374 at said Recorder's Office;

Thence along the most easterly property line of said Sothard tract of land, and also along the most westerly property line of said England tract of land, S 05 30' 00" W, a distance of 220.0 feet to a point, said point being located at the said northerly right-of-way line of White Road;

Thence N, 83 12' 00" W, along the said northerly right-of-way line a distance of 100.0 feet to the True Point of Beginning and containing 0.505 acres of land more or less.


Professional Surveyor No. 6065



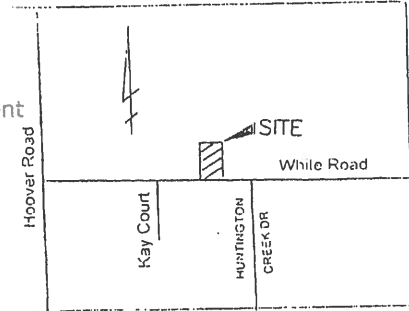
Note: the attached legal description was prepared from Franklin County Court House documents and not from an actual survey of the premises, and is not to be used for deed conveyance.

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Franklin County Planning Department
Franklin County, OH

ANX-EXPL
11-14



VICINITY MAP



Scale: 1" = 40'

The attached plat was prepared from records obtained from the Franklin County Recorder's Office, and not from an actual survey of the premises. courses shown upon the attached plat are contiguous at all intersections.

LEGEND

PROPOSED CITY OF GROVE CITY CORPORATION LINE

EXISTING CITY OF GROVE CITY CORPORATION LINE

AREA TO BE ANNEXED

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. KINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By *DK* Date 11/21/14

PROPOSED ANNEXATION OF 0.505 ACRES OF LAND MORE OR LESS
TO THE CITY OF GROVE CITY, OHIO
FROM THE TOWNSHIP OF JACKSON

ARNOLD SURVEY COMPANY

3911 BROADWAY STREET, GROVE CITY, OHIO 43123
TELEPHONE (614) 875-7684 FAX (614) 875-9017

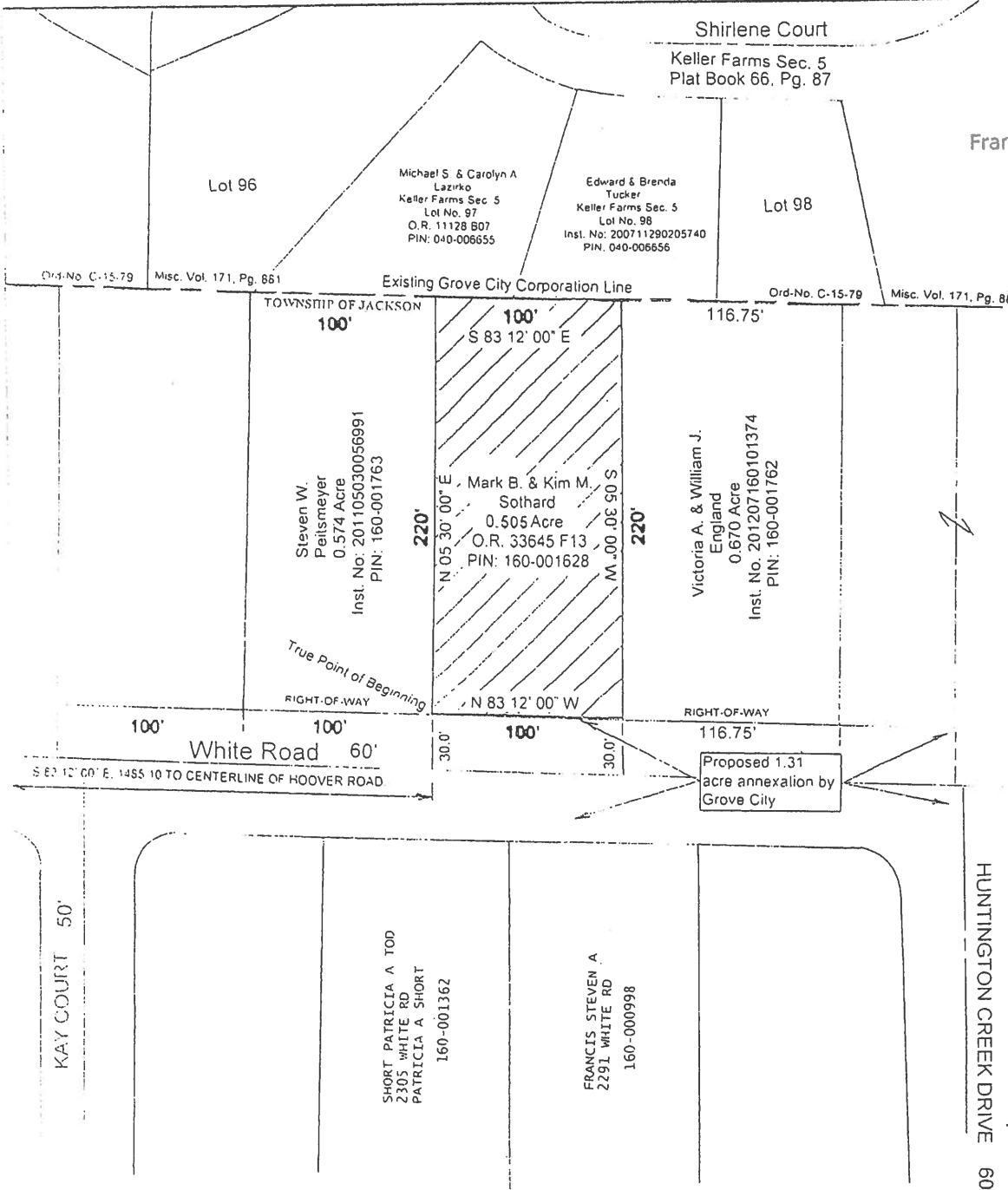
PROFESSIONAL SURVEYOR NO. 6065

JACKSON TOWNSHIP

SCALE: 1" = 40' APPROVED BY *R.P. ARNOLD* DRAWN BY *R.P. ARNOLD*
DATE: NOV. 4, 13

FRANKLIN COUNTY, OHIO

DRAWING NUMBER
1078



Shirlene Court

Keller Farms Sec. 5
Plat Book 66, Pg. 87

Lot 96

Michael S. & Carolyn A.
Lazirko
Keller Farms Sec. 5
Lot No. 97
O.R. 11128 B07
PIN: 040-006655

Edward & Brenda
Tucker
Keller Farms Sec. 5
Lot No. 98
Inst. No. 200711290205740
PIN: 040-006656

Lot 98

Ord.-No. C-15-79 Misc. Vol. 171, Pg. 861

Existing Grove City Corporation Line

Ord.-No. C-15-79 Misc. Vol. 171, Pg. 861

TOWNSHIP OF JACKSON

100'

100'

116.75'

S 83 12' 00" E

Steven W.
Peitsmeyer
0.574 Acre
Inst. No. 201105030056991
PIN: 160-001763

Mark B. & Kim M.
Sothard
0.505 Acre
O.R. 33645 F13
PIN: 160-001628

Victoria A. & William J.
England
0.670 Acre
Inst. No. 201207160101374
PIN: 160-001762

True Point of Beginning
RIGHT-OF-WAY

RIGHT-OF-WAY

100'

100'

100'

116.75'

S 83 12' 00" E, 1455.10 TO CENTERLINE OF HOOVER ROAD

White Road 60'

Proposed 1.31
acre annexation by
Grove City

KAY COURT 50'

SHORT PATRICIA A TOD
2305 WHITE RD
PATRICIA A SHORT
160-001362

FRANCIS STEVEN A
2291 WHITE RD
160-000998

HUNTINGTON CREEK DRIVE 60'

RESOLUTION NO. CR-25-14

RECEIVED
ANX-EXP 2 11-14
MAY -7 2014
Franklin County Planning Department
Franklin County, Ohio

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.574 ACRES LOCATED AT 2290 WHITE ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.574± acres located at 2290 White Road, in Jackson Township to the City of Grove City and signed by Mark B. and Kim M. Sothard, 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

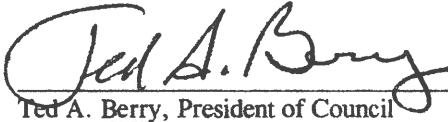
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

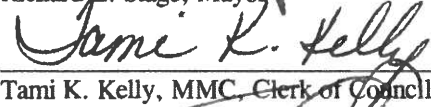
SECTION 1. Upon its annexation to the City of Grove City, the 0.574± acres located at 2290 White Road, proposed for annexation by Mark B. & Kim M. Sothard, will receive the following municipal services from the City of Grove City:

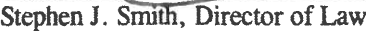
- Fire: Jackson Township will continue to provide Fire protection.
- Police: The City of Grove City, Police department, will provide police protection.
- Water: The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional 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: 05-05-14
Effective: 05-05-14

Attest:

I Certify that this resolution is correct as to form.