

Review of Petition to Annex 0.981 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-29-14 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Thomas R. Clark on November 13, 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 passed resolution no. CR-72-14 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The respective resolution was passed by the City of Grove City on November 17, 2014.

Review of Petition to Annex 0.981 +/- acres from Jackson Township to the City of Grove City Case #ANX-EXP2-29-14 (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. 0894-14

December 16, 2014

REVIEW OF PETITION TO ANNEX 0.981 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY CASE #ANX-EXP2-29-14

(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

CERTIFIED TRUE COPY

By:  Date: 12/19/14

Franklin County Economic Development
& Planning Department



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

Description:

Attached is a resolution to consider the annexation of 0.981-acres, more or less, from Jackson Township to the city of Grove City. The petition case number is ANX-EXP2-29-14.

Agent/s:

Thomas R. Clark

Owner/s:

Terry G. and Deborah T. Whitt

Site:

4338 Hoover Road (160-001152)

Additional Information:

The total perimeter of the site is 870 feet; 585 feet or 67.2 percent of which being contiguous to the city of Grove City.

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 resolution from the city of Grove City identifying the services that will be provided once the annexation has been approved and a statement regarding possible incompatible land uses and zoning buffer. The respective resolution, no. CR-72-14, was passed by the city of Grove City on November 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
Jenny Snapp, Assistant Director, Building, Planning and Zoning
Matthew Brown, Planning Administrator
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **November 18, 2014** General Session
Agenda for a hearing on **December 16, 2014.**

Case #ANX-EXP2-29-14- An Expedited Type 2 annexation petition ANX-EXP2-29-14 was filed in our office on November 13, 2014. The petition is requesting to annex 0.981 +/- acres from Jackson Township to the City of Grove City.

Site: 4338 Hoover Road (160-001152)

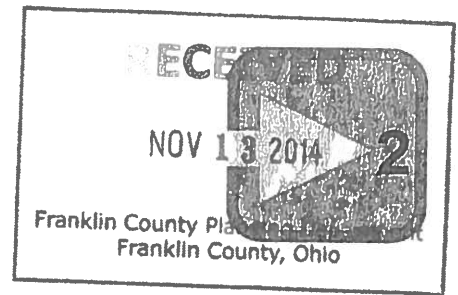


Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Annexation Petition

Expedited Type 2
 Pursuant to ORC §709.023



Property Information	
Site Address 4338 Hoover Road, Grove City, OH 43123	
Parcel ID(s) 160-001152	Total Acreage .981
From Township Jackson Township	To Municipality Grove City

Property Owner Information	
Name Terry G. & Deborah T. Whitt	
Address 4338 Hoover Road Grove City, OH 43123	
Phone # (614) 554-5330	Fax #
Email	

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

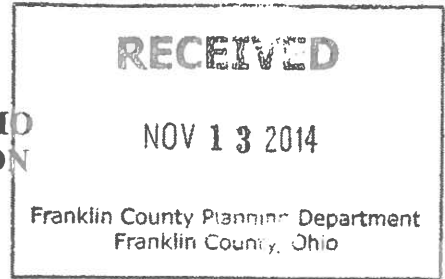
Staff Use Only	
Case # ANX-EXP2 29-14	
Hearing date: 12/16/14	
Date filed: 11/13/14	
Fee paid 250.00	
Receipt # 1493	
Notifications deadline: 5 days 11/13/14	
Svc statement deadline: 20 days 12/3/14	

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>			
	10/29/14		10/29/14
Property Owner	Date	Property Owner	Date
_____	_____	_____	_____
Property Owner	Date	Property Owner	Date

PETITION FOR ANNEXATION
OF .981 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



ANY-EXP2 29-14

The undersigned Petitioner in the premises, and being ALL of the OWNERS of real estate in the territory described, consisting of .981 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.



Terry G. Whitt

Date: 10/29/14, 2014



Deborah T. Whitt

Date: 10/29/14, 2014

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

By BB Date 10/29/14

RECEIVED

OCT 27 2014

Franklin County Engineer
Dean C. Ringle, P.E., P.S. October 27, 2014

**PROPOSED ANNEXATION OF 0.981 ACRE
4338 HOOVER ROAD**

**FROM: JACKSON TOWNSHIP
TO: THE CITY OF GROVE CITY, OHIO**

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being all of Lot 11 of Lewis E. Keller Subdivision, of record in Plat Book 23, Page 48-A, last described in a deed to Deborah T. and Terry G. Whitt, of record in Instrument Number 201306210104207, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 0.981 acre more particularly described as follows:

Beginning at the southwest corner of said Lot 11, in the north line of that 1.119 acre (original) tract of land as described in a deed to Robert D. and Susan L. Allison, of record in Instrument Number 200010270217899, in the easterly right-of-way line of Hoover Road (variable width, 40 feet from centerline at this location), in the existing corporation line of the City of Grove City as established by Ordinance Number C-03-01, of record in Instrument Number 200102200033325;

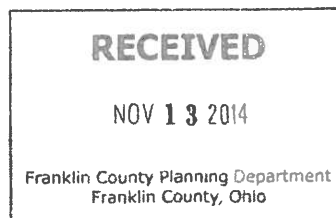
Thence in a northerly direction, along the westerly line of said Lot 11, said right-of-way line and said existing corporation line, a distance of approximately **150 feet** to a point at the northwest corner of said Lot 11, the Southwest corner of Lot 10 of said Lewis E. Keller Subdivision, last described in a deed to James L. and Jana L. Green, of record in Instrument Number 199801300021744, in the existing corporation line of the City of Grove City as established by Ordinance Number C-40-98, of record in Instrument Number 19986150147885;

Thence in an easterly direction, along the common line between said Lots 10 and 11 and said existing corporation line of the City of Grove City, a distance of approximately **285 feet** to a point at the northeast corner of said Lot 11, the southeast corner of said Lot 10, in the westerly line of Lot 38 of Keller Farm Subdivision Section 2, of record in Plat Book 64, Page 23, last described in a deed to Michael A. and Beverly A. Wilson, of record in Official Record 18714, Page H01, 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 a southerly direction, along the easterly line of said Lot 11, partially along the westerly line of said Lot 38, partially along the westerly line of Lot 39 of said Keller Farm Subdivision, last described in a deed to Suellen and Paul E. Davis, of record in Official Record 31390, Page E17 and partially along the westerly line of Lot 40 of said Keller Farm Subdivision, last described in a deed to Steven E. and Sheryl J. Haughn, of record in Instrument Number 201408220110696, and along said existing corporation line of the City of Grove City, a distance of approximately **150 feet** to a point at the southeast corner of said Lot 11, at the northeast corner of said 1.119 acre tract;

Thence in a westerly direction, along the common line between said Lot 11 and said 1.119 acre tract, a distance of approximately **285 feet** to the place of beginning, containing 0.981 acre of land, being in tax parcel number 160-001152.

(continued)



(0.981 acre annexation description, continued)

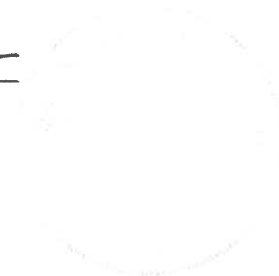
This description was prepared by Westerville Land Surveying, LLC, based on the best available public records (not based on an actual field survey) in October, 2014.

by Michael P. Lomano

Michael P. Lomano

Registered Surveyor No. 7711

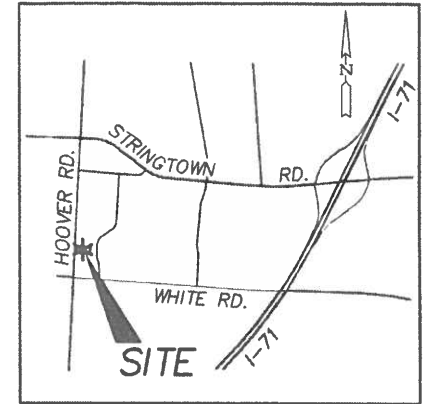
10.27.14



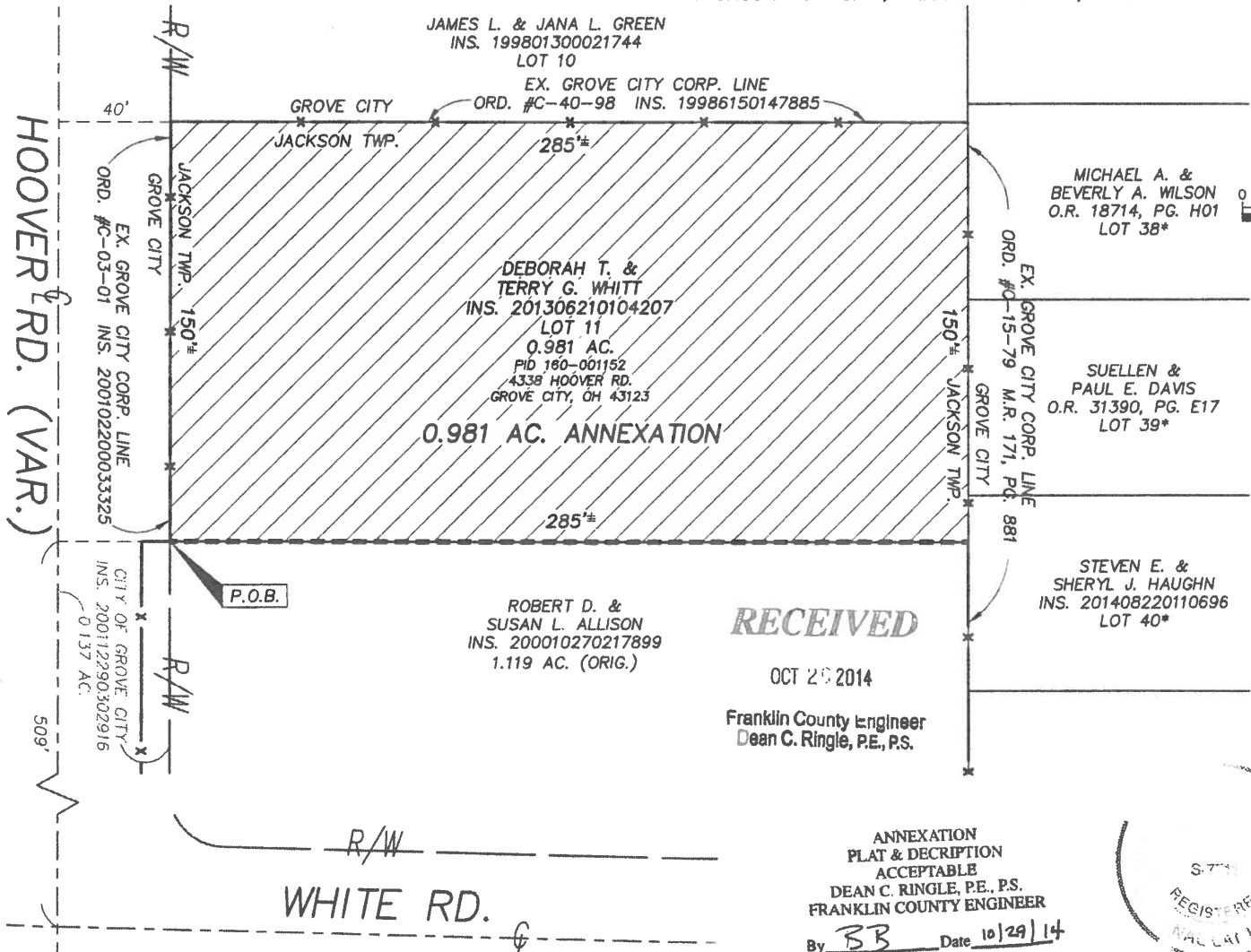
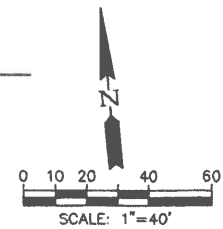
ANNEXATION PLAT

FROM JACKSON TWP. TO THE CITY OF GROVE CITY
 LOT 11 ~ LEWIS E. KELLER SUBDIVISION
 JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

LOCATION MAP (NOT TO SCALE)



LAT 39°52'29"N LON 83°04'11"W



0.981 AC. ANNEXATION

RECEIVED

OCT 20 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 BB Date 10/29/14



BY Michael P. Loman
 OHIO PROFESSIONAL SURVEYOR No. 7711

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

ADDRESS OF SUBJECT PROPERTY IS 4338 HOOVER RD., GROVE CITY, OH 43123.

LOT NUMBERS REFERENCED TO THE PLAT "LEWIS E. KELLER SUBDIVISION", OF RECORD IN P.B. 23, PG. 48-A, 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 870 FT., OF WHICH 585 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 67.2% OF PERIMETER CONTIGUITY.

RECEIVED

NOV 13 2014

Franklin County Planning Department
 Franklin County, Ohio

ANX-EX-22-29-14

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

DRAWING NAME: 14281AN.DWG

DATE: 10-27-14
 JOB No.: 14-281
 CLIENT: Ms. Deborah T. Whitt

RESOLUTION NO. CR-72-14

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.981 ACRES LOCATED AT 4338 HOOVER ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.981+ acres located at 4338 Hoover Road, in Jackson Township to the City of Grove City and signed by Terry G & Deborah Whitt, 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 0.981+ acres located at 4338 Hoover Road, proposed for annexation by Terry G. & Deborah T. Whitt, 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.
Sanitary Sewer: The City has a written service area contract with the City of Columbus and the subject property is within the service area.
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...

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Richard J. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Adopted: 11-17-14
Effective: 11-17-14

Attest:

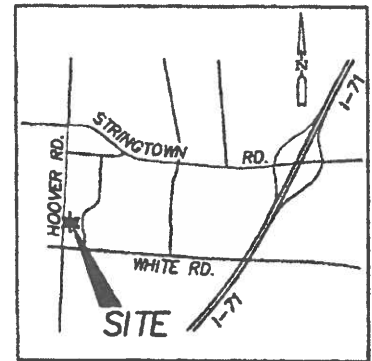
I Certify that this resolution is correct as to form.

CL-72-14

ANNEXATION PLAT

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LOT 11 ~ LEWIS E. KELLER SUBDIVISION
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

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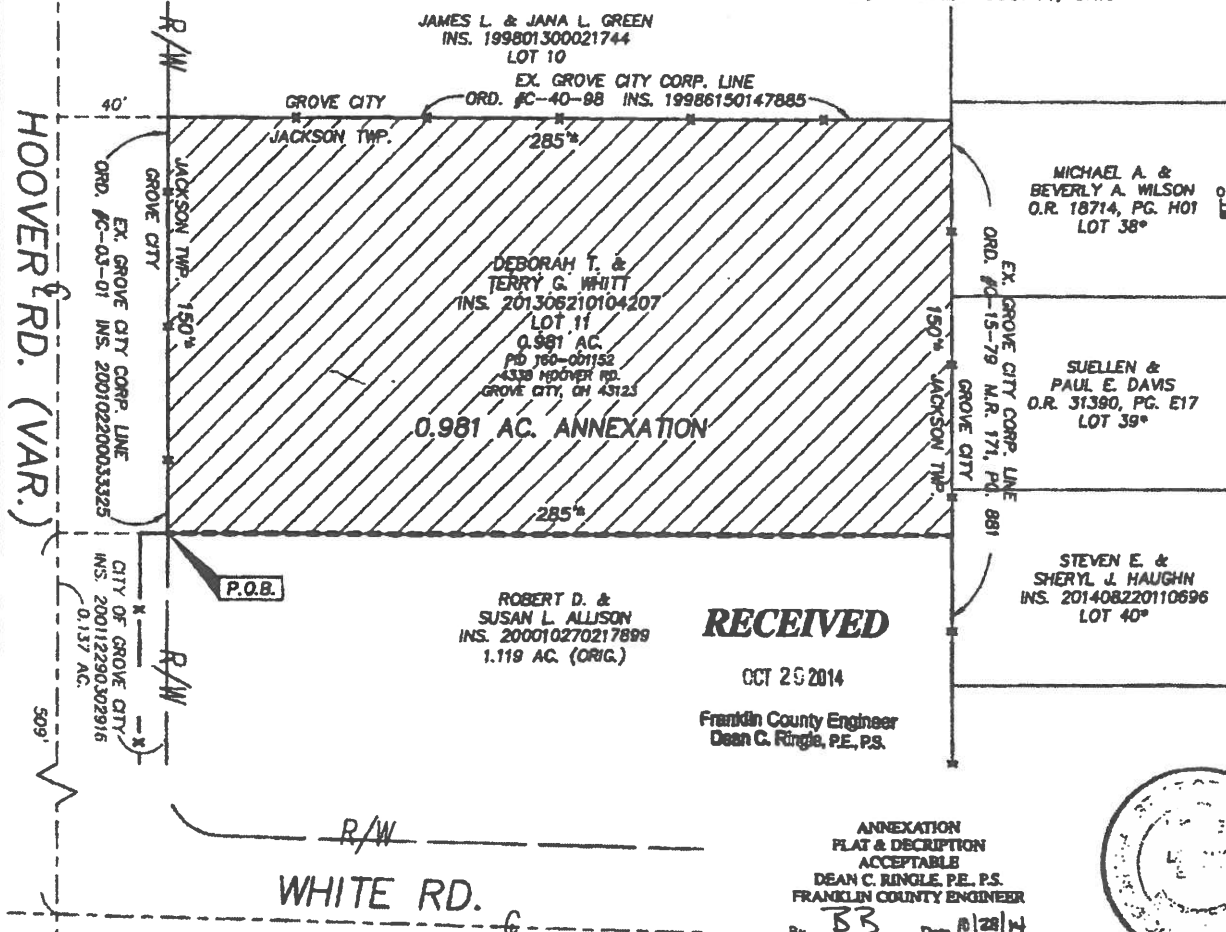
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OCT 29 2014

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 BB Date 10/28/14



BY Michael P. Lomas
OHIO PROFESSIONAL SURVEYOR No. 771

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

DATE: 10-27-14
JOB No.: 14-281
CLIENT: Ms. Deborah T. Whitt

DRAWING NAME: 14281A104WS