

Review of petition to annex 3.6 +/- acres from Washington Township to the City of Dublin by Jennifer D. Readler. CASE #ANX-MUNI-06-14 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed on February 12, 2014 by Jennifer D. Readler, on behalf of the City of Dublin, and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Municipal Annexation 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 709.16 of the Revised Code.
2. The City of Dublin has authorized the annexation of the described territory under ordinance no. 02-14 passed January 27, 2014; now, therefore,

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 Dublin, Ohio, 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 Dublin, Ohio.

Prepared by: D. Anthony Hray
Cc: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0159-14

February 25, 2014

REVIEW OF PETITION TO ANNEX 3.6 +/- ACRES FROM WASHINGTON TOWNSHIP TO THE CITY OF DUBLIN BY JENNIFER D. READLER. CASE #ANX-MUNI-06-14

(Economic Development and Planning)

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

Voting:

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
3.6 +/- ACRES FROM
WASHINGTON TOWNSHIP
TO THE CITY OF DUBLIN
BY JENNIFER D. READLER

Description:

Attached is a resolution to consider the annexation of 3.6-acres, more or less, from Washington Township to the city of Dublin. The petition case number is ANX-MUNI-06-14.

Applicant/Agent:

Jennifer D. Readler

Owner:

City of Dublin

Site:

190 North High Street (270-000248)

Analysis:

The applicant has met all statutory requirements outlined in Section 709.16 of the Ohio Revised Code. The city of Dublin has authorized the annexation of the described territory under ordinance no. 02-14 passed January 27, 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 Municipal annexation case to be journalized on the
February 18, 2014 General Session Agenda for a hearing on
February 25, 2014.

Case #ANX-MUNI-06-14 - A municipal annexation ANX-MUNI-06-14 was filed in our office on February 12, 2014. The petition is requesting to annex 3.6+/- acres from Washington Township to the city of Dublin. The applicant is Jennifer D. Readler, Esq. **Site: 190 North High Street (270-000248)**

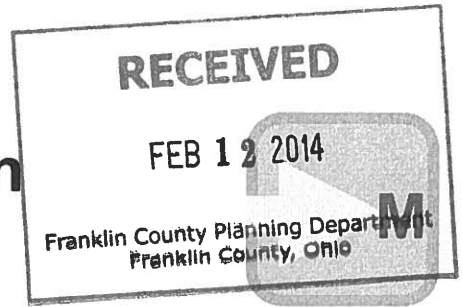


Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schlimmer, Director

Application for
**Annexation
 Petition**

Municipal
 Pursuant to ORC §709.15



Property Information	
Site Address 190 North High Street	
Parcel ID(s) 270-000248	Total Acreage 3.6 +/-
From Township Washington	To Municipality Dublin

Staff Use Only
Case # MUNI-06-14
Hearing date: 2/25/14
Date filed: 2/12/14
Fee paid N/A
Receipt # _____
Date Journalized 2/18/14

Municipal Authority
Authorizing Ordinance No. 02-14
Land Ownership (check one) <input checked="" type="checkbox"/> Municipality <input type="checkbox"/> Franklin County <input type="checkbox"/> State of Ohio

Applicant/Agent Information	
Name Jennifer D. Readler	
Address One Columbus, Suite 2300 10 West Broad Street Columbus, Ohio 43215	
Phone # 614-559-7253	Fax # 614-464-1737
Email jreadler@FBTLaw.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/plat of property
<input checked="" type="checkbox"/> Certified copy of ordinance authorizing this application

Signatures		
<p>The undersigned, petitioners in the premises, and being authorized to act on behalf of the municipality listed above, do hereby pray that the territory listed above be annexed to said municipality.</p> <p>The undersigned further acknowledge that the Franklin County Board of Commissioners may take the following actions:</p> <ul style="list-style-type: none"> For land owned by the municipality, the Board must grant the petition For land owned by a County, the Board may grant or deny the petition For land owned by the State of Ohio, if the Director of Administrative Services has filed written consent, the Board must grant the petition. 		
 _____ Agent or Authorized Representative	Attorney-Law Director's Office _____ Title	2.11.14 _____ Date
_____ Agent or Authorized Representative	_____ Title	_____ Date

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FEB 12 2014

Franklin County Planning Department
Franklin County, Ohio

**PROPOSED ANNEXATION
3.6 ACRES**

**FROM: WASHINGTON TOWNSHIP
TO: CITY OF DUBLIN**

MUNI - 06 - 14

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey Number 2542, being out of that tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201311050185838 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at a northwesterly corner of said City of Dublin tract, a southwesterly corner of that tract conveyed to Judith R. Wilson and Enrico Margarili by deed of record in Instrument Number 200307140214294, being the easterly right-of-way line of Dublin Road;

thence Easterly, with the northerly line of said City of Dublin tract, an approximate distance of 512 feet to a point;

thence Southeasterly, with the easterly line of said City of Dublin tract, an approximate distance of 281 feet to a northeasterly corner of that tract conveyed to BFH Rive Building Company, Ltd by deed of record in Instrument Number 199903100060119, being the existing City of Dublin Corporation Line of record in Plat Book 3, Page 199;

thence Southwesterly, with the northerly line of said BFH River Building tract, with said existing City of Dublin Corporation line, an approximate distance of 73 feet to a southeasterly corner of said City of Dublin tract;

thence Westerly, across said City of Dublin tract, with the existing City of Dublin Corporation line, an approximate distance of 510 feet to a point in the easterly right-of-way line of said Dublin Road;

thence Northwesterly, with said easterly right-of-way line, an approximate distance of 235 feet to a point;

thence Northwesterly, continuing with said easterly right-of-way line, an approximate distance of 57 feet to the POINT OF BEGINNING and containing 3.6 acre of land, more or less.

THIS DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY, AND IS NOT TO BE USED FOR DEED TRANSFER.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Timothy A. Beck 12-9-13
Timothy A. Beck
Registered Surveyor No. 8612

TAB:tb
3_6 ac. 20130140-VS-ANNX

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

By *B.C./P.A.* Date *12/9/2013*

RECEIVED

DEC 09 2013

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



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3448
 emht.com

ANNEXATION OF 3.6± ACRES

TO THE CITY OF DUBLIN FROM WASHINGTON TOWNSHIP

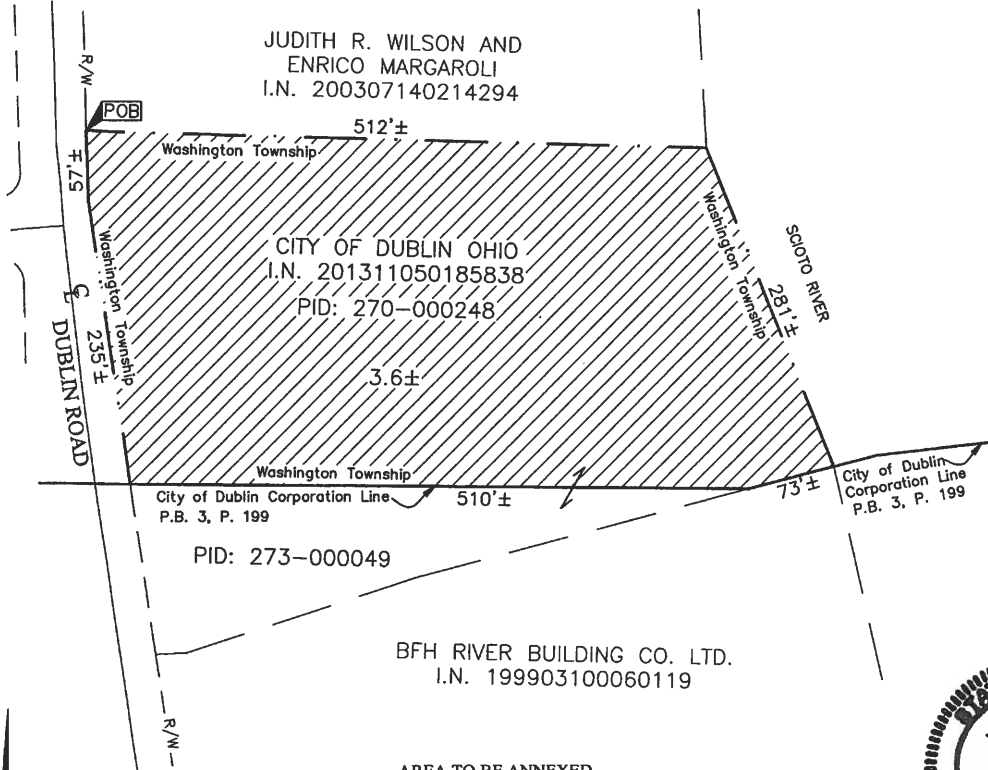
VIRGINIA MILITARY SURVEY NO. 2542

TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 8, 2013

Scale: 1" = 100'

Job No: 2013-0140

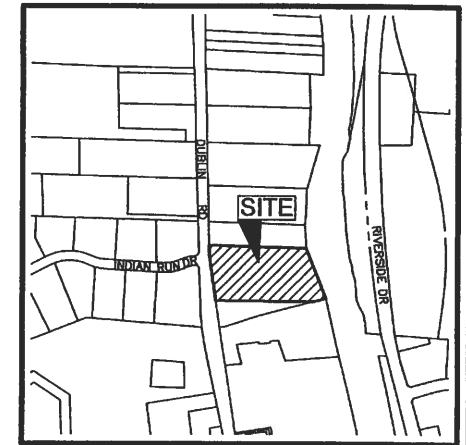


Note:
 This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

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DEC 09 2013

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



LOCATION MAP AND BACKGROUND DRAWING
 NOT TO SCALE

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

By B.C./me Date 12/19/2013



AREA TO BE ANNEXED



PROPOSED CITY OF DUBLIN CORPORATION LINE

EXISTING CITY OF DUBLIN CORPORATION LINE



Contiguity Note:
 Total perimeter of annexation area is 1668 feet, of which 583 feet is contiguous with the City of Dublin by Plat Book 3, Page 199, giving 34% perimeter contiguity.

By Timothy A. Beck Date 12-9-13
 Timothy A. Beck
 Professional Surveyor No. 8612

 Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com	Date: November 8, 2013
	Scale: 1" = 100'
	Job No: 2013-0140
	Sheet: 1 of 1

REVISIONS		
MARK	DATE	DESCRIPTION

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FEB 12 2014

City of Dublin / Annexation / 2013-0140 / 20130140-VS-ANNX

Franklin County Planning Department
 Franklin County, Ohio

MUNI-06-14

12/19/2013 8:49:29 AM last saved by BECK, TIMOTHY on 12/19/2013 8:49:28 AM

RECORD OF ORDINANCES

Ordinance No. 02-14

Passed _____, 20____

AN ORDINANCE PETITIONING THE COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO FOR ANNEXATION OF APPROXIMATELY 3.6 ACRES OF LAND, LOCATED AT 190 NORTH HIGH STREET, TO THE CITY OF DUBLIN.

WHEREAS, the City of Dublin has an interest in annexing land that is owned by the City; and

WHEREAS, the City currently owns property at 190 North High Street that is located in Washington Township and which the City desires to annex; and

WHEREAS, the land that is proposed to be annexed is adjacent and contiguous to the City of Dublin and further described in the attached Exhibit "A" and depicted in the attached Exhibit "B"; and

WHEREAS, the City desires to implement its Bridge Street District River Corridor planning efforts, which support the use of this property for public park purposes; and

WHEREAS, the municipal annexation procedure must be initiated by petition to the Franklin County Board of Commissioners, pursuant to Ohio Revised Code Sections 709.14 through 709.16; and

WHEREAS, the Franklin County application for a municipal annexation petition is attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, 6 of the elected members concurring:

Section 1. Council considers it necessary to annex the subject property to the City of Dublin.

Section 2. The Law Director's Office of the City of Dublin is hereby directed to petition the Franklin County Commissioners for annexation of 3.6 acres of land located in Washington Township, Franklin County, Ohio, in accordance with Ohio Revised Code Sections 709.14 through 709.16, and to serve as the City of Dublin's agent in this annexation proceeding.

Section 3. The City Manager is hereby authorized to take any action necessary to further the annexation petition.

Section 4. This ordinance shall be effective upon the earliest date permitted by law.

Passed this 27th day of January, 2014

[Signature]
Mayor - Presiding Officer

ATTEST:

[Signature]
Clerk of Council

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FEB 12 2014

Franklin County Planning Department
Franklin County, Ohio

MUNI - 06 - 14

[Signature]
Clerk of Council, Dublin, Ohio

I, Anne C. Clarke, Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. 02-14 duly adopted by the Council of the City of Dublin, Ohio on the 27th Day of January, 2014.

MEMORANDUM

To: Dublin City Council
Marsha Grigsby, City Manager
Anne Clarke, Clerk of Council

From: Stephen J. Smith, Law Director
Jennifer D. Readler, Assistant Law Director

Date: January 9, 2013

Re: Ordinance 02-14 – Annexation of 3.6 Acres of Land from Washington Township

SUMMARY

As you will recall, the City purchased two parcels of property totaling 4.39 acres from John H. Kilbury late last year. While one parcel of this property is in the Dublin corporate limits, the other parcel lies within the unincorporated “island” of properties along the east side of Dublin Road. The parcel number for this portion of the Kilbury site is 270-000248 and totals 3.6 acres (“the Property”).

The ordinance for your consideration would authorize the Law Director’s office to file an annexation petition with the Franklin County Commissioners and to act as the City’s agent in order to bring the Property into the City of Dublin.

The acquisition of the Property from Mr. Kilbury was significant, as the City is in the process of acquiring property along the Scioto River as part of the Bridge Street District River Corridor planning efforts. This Property will provide valuable parkland that includes all of the scenic Indian Run stream bed located between the Scioto River and Dublin Road as well as Scioto River frontage. Additionally, it appears likely that the site will help address a major challenge associated with providing construction equipment access for the planned Scioto River pedestrian bridge. For these reasons, it is critical that the Property be annexed to Dublin in order to maintain an integrated park system along the Scioto River. The Property is currently located in Washington Township.

As always, please do not hesitate to contact this office if you have any questions or wish to further discuss this matter.

RECOMMENDATION

Staff recommends that Council approve Ordinance 02-14 at the second reading/public hearing on January 27, 2014.

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FRANKLIN COUNTY ENGINEER

By *B.B./CAN* Date *12/9/2013*

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



ANNEXATION OF 3.6± ACRES
TO THE CITY OF DUBLIN FROM WASHINGTON TOWNSHIP
VIRGINIA MILITARY SURVEY NO. 2542
TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 8, 2013
Scale: 1" = 100'
Job No: 2013-0140

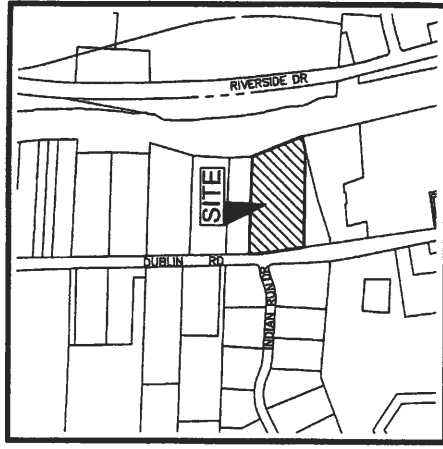
JUDITH R. WILSON AND
ENRICO MARGAROLI
I.N. 200307140214294

CITY OF DUBLIN OHIO
I.N. 201311050185838
PID: 270-000248

BFH RIVER BUILDING CO. LTD.
I.N. 199903100060119

WASHINGTON TOWNSHIP
City of Dublin Corporation Line
P.B. 3, P. 199

WASHINGTON TOWNSHIP
City of Dublin Corporation Line
P.B. 3, P. 199



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

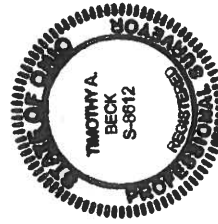
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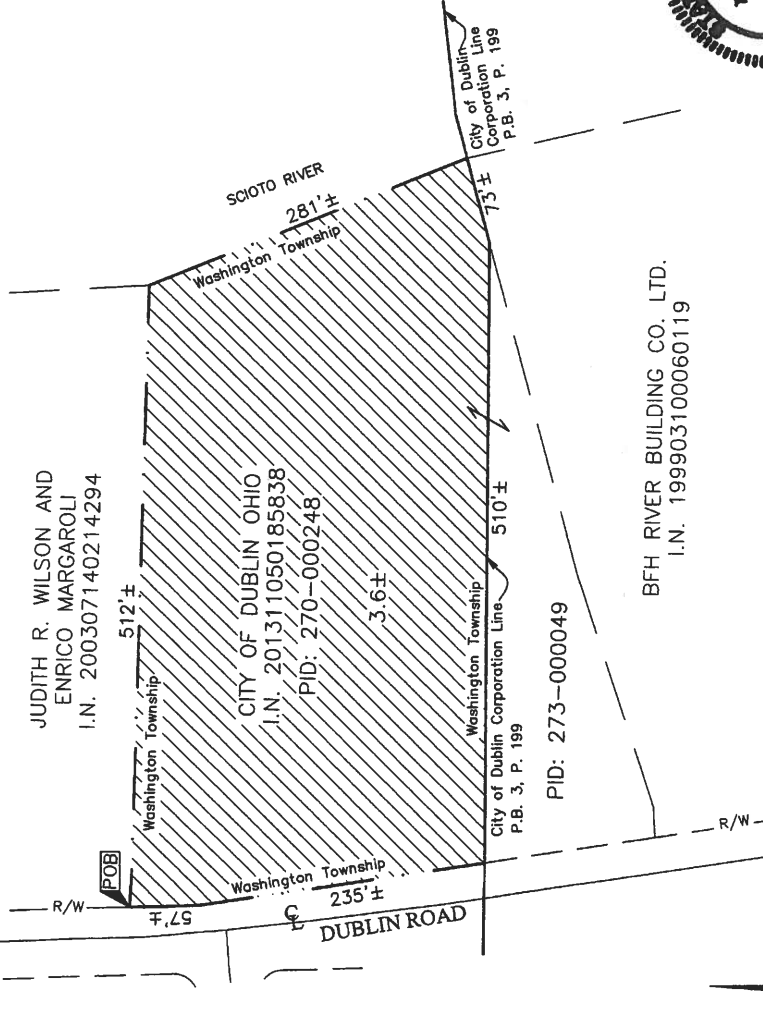
Franklin County Engineer
Dean C. Ringler, P.E., P.S.

ANNEXATION
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DEAN C. RINGLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By: *[Signature]* Date: 12/9/2013



By: *[Signature]* Timothy A. Beck
Professional Surveyor No. 8612
Date: 12-9-13



AREA TO BE ANNEXED

PROPOSED CITY OF DUBLIN CORPORATION LINE

EXISTING CITY OF DUBLIN CORPORATION LINE

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EMHT Evam, Mechwart, Hombler & Tilton, Inc. Engineers - Surveyors - Planners - Scientists 3500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Total Fax: 888.775.3468 emht.com	Date: November 8, 2013	
Scale: 1" = 100'	Job No: 2013-0140	
Sheet: 1 of 1		
MARK	DATE	DESCRIPTION