

**Review of Petition to Annex 4.83 +/- acres from Jackson Township to the city of Grove City by Emory J. Miller. Case #ANX-EXP2-17-11 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Emory J. Miller filed on behalf of Paul E. Harris and Carolyn M. Harris on September 1, 2011 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 ordinance #CR-33-11, passed on September 6, 2011 by the city of Grove City.

**Review of Petition to Annex 4.83 +/- acres from Jackson Township to the city of Grove City by Emory J. Miller. Case #ANX-EXP2-17-11 (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, 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 Grove City, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

**SIGNATURE SHEET**

Resolution No. 0704-11

October 04, 2011

**REVIEW OF PETITION TO ANNEX 4.83 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY BY EMORY J. MILLER. CASE #ANX-EXP2-17-11**

**(Economic Development and Planning)**

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

**Voting:**

<b>Marilyn Brown, President</b>	<b>Aye</b>
<b>Paula Brooks</b>	<b>Aye</b>
<b>John O'Grady</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.



Debra A Willaman, 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  
4.83 +/- ACRES FROM  
JACKSON TOWNSHIP  
TO THE CITY OF GROVE CITY  
BY EMORY J. MILLER

### **Description:**

Attached is a resolution to consider the annexation of 4.83-acres, more or less, from Jackson Township to the city of Grove City. The petition case number is ANX-EXP2-17-11.

### **Applicants:**

Paul E. Harris  
Carolyn M. Harris

### **Agent:**

Emory J. Miller

### **Site:**

2444 London Groveport Road

### **Additional Information:**

The site is contiguous to the city of Grove City on three sides. The proposed annexation does not include the right-of-way of London Groveport Road.

### **Analysis:**

The applicant has all statutory requirements outlined in Section 709.21 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service ordinance from the city of Columbus 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 ordinance #CR-33-11 passed September 6, 2011.

### **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:** Debbie Willaman, County Clerk  
Franklin County Commissioners Office

**FROM:** R. Lee Brown, Planning Administrator  
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 **September 6, 2011** General Session Agenda  
for a hearing on **October 4, 2011**.

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**Case #ANX-EXP2-17-11-** A Expedited Type 2 annexation ANX-EXP2-17-11 was filed in our office on September 1, 2011. The petition is requesting to annex 4.8+/- acres from Jackson Township to the city of Grove City. The applicant is Emory J. Miller. **Site: 2444 London Groveport Road (Parcel Numbers: 160-001484)**



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

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

Application for  
**Annexation  
 Petition**

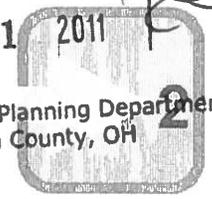
Expedited Type 2  
 Pursuant to ORC §709.023

RECEIVED

SEP 1 2011

POB

Franklin County Planning Department  
 Franklin County, OH



Property Information	
Site Address	2444 London Groveport Rd
Parcel ID(s)	160-001484-00
Total Acreage	5 Ac ± (4.8283)
From Township	JACKSON Twp
To Municipality	Grove City

Staff Use Only
Case #
ANX-EXP2 17-11
Hearing date:
10/4/11
Date filed:
9/1/11
Fee paid
20.02
Receipt #
456274
Notifications deadline: 5 days
9/5
Svc statement deadline: 20 days
9/20

Property Owner Information	
Name	Paul E Harris & Carolyn M Harris
Address	2088 London Groveport Rd Grove City, Ohio 43123
Phone #	614-539-9933
Fax #	614-878-7658
	614-878-6455
Email	doc.harris910@yahoo.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"/> List of adjacent properties

Attorney/Agent Information	
Name	Emery J. Miller
Address	282 East High St. London, Ohio 43140
Phone #	614-209-9941
Fax #	614-275-3290
	740-852-9264
Email	emiljacobson@lycos.com

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>			
<u>Paul E Harris Jr</u>	<u>8/31/11</u>	<u>Carolyn M Harris</u>	<u>8/31/11</u>
Property Owner	Date	Property Owner	Date
_____	_____	_____	_____
Property Owner	Date	Property Owner	Date

**RECEIVED**

AUG 29 2011

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

Proposed annexation of 4.8283 Acres (M/L)  
From the Township of Jackson  
To the City of Grove City, Ohio

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 8/31/11

Situate in the State of Ohio in the County of Franklin, and in the Township of Jackson, in V.M.S. 6115.

Being that property commonly known as 2444 London-Groveport Road, Grove City, Ohio 43123. Franklin County Tax Parcel No. 160-001484-00.

Being that tract of land conveyed by limited Warranty Deed from Waterfall Victoria REO 2010-01, LLC (referred to as Grantor) to Paul E Harris (Grantee) on December 22, 2010 by Deed Record No. 201022201743611.

Beginning by reference at a point in the Northerly right of way line of SR 665, being a 60 foot right of way, at the southeast corner of a 1.00 acre tract in title to Raymond W Stark and Jane A Stark by deed reference, Instrument N o. 199712030159821 of December 3, 1997.

Thence, in a Northeasterly direction 250.17 feet to a point in the Grove City Corporation Line by annexation ordinance C-10-93 (recorded instrument no.22112 page D 09)and by ordinance no. C-36-93 (recorded instrument no.22652 page C 16)

Thence, Northeasterly with the Grove City Corporation Line 130.82 feet to an iron pin in the Corporation Line by annexation ordinance no. C-10-93 (recorded instrument no. 22112 page D 09) and by annexation ordinance no. C-36-93 (recorded instrument no. 22652 page C 16)

Thence, Northeasterly with the Grove City Corporation Line 427.9 feet, passing an iron pin at 264.56 feet in the prior setforth annexation references, ordinance no.C-10-93 (recorded instrument no. 22112 page D 09) and by annexation ordinance C-36-93 (recorded instrument no. 22652 page C 16) to an iron pin

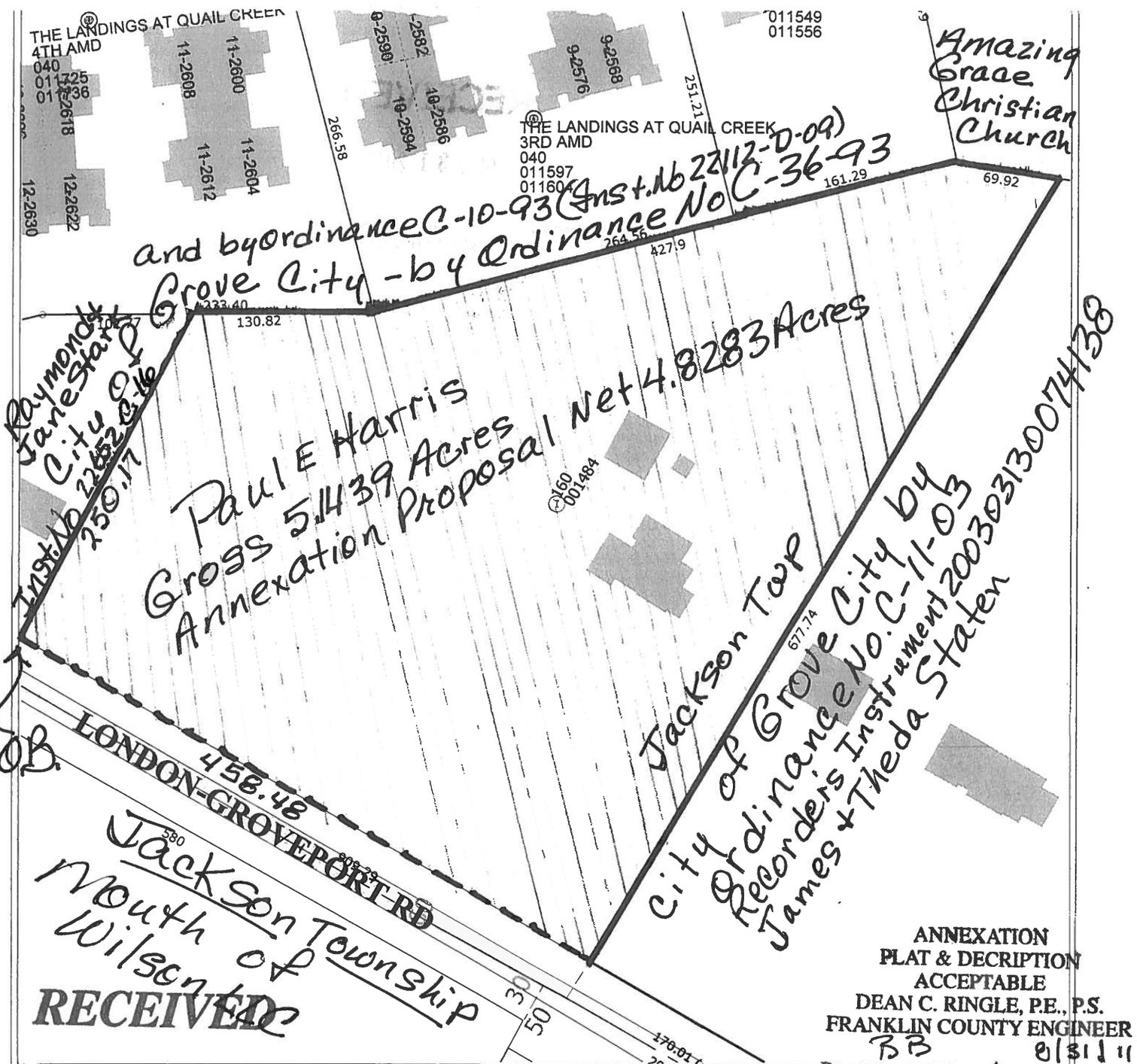
Thence, southeasterly with said Grove City Corporation Line 69.92 feet to an iron pin at a juncture with Grove City Corporation line by annexation ordinance C-11-03 (recorded instrument no. 200303130074138)

Thence, in a Southwesterly direction following the Grove City Corporation Line by ordinance C-11-03 (recorded instrument no.200303130074138) a distance of 647.74 feet to a point in the Northerly right of way line of S.R. 665.

Thence, departing from said Grove City Corporation Line and continuing in a Northwesterly direction along the Northly right of way of SR 665 to the point of beginning, the distance of 458.48 feet (m/l) containing a net area of 4.8283 acres, more or less.

The above description was prepared by Emery J Miller, Agent on August 15, 2011 using the best available public County records. This information was not derived from an actual field survey and is not to be used in place of a Boundary Survey, as defined by the Ohio Administrative Code 4733-37.

# Proposed Annexation



POB

Jackson Township  
Mouth of  
Wilson Rd  
**RECEIVED**

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
BB 8/31/11

AUG 29 2011

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

Drawing prepared by:  
Emery J Miller, Agent  
614-209-9941

By \_\_\_\_\_ Date \_\_\_\_\_  
Scale = 100' = 1" Grid North

## LEGEND

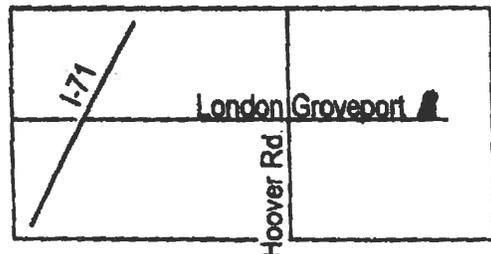
Area to be Annexed:



Existing Grove City Corporation Line

Proposed Grove City Corporation Line

Location Map (Not to Scale)



RESOLUTION NO. CR-33-11

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 4.82+ ACRES LOCATED AT 2444 LONDON-GROVEPORT ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 4.828+ acres located at 2444 London-Groveport Road, in Jackson Township to the City of Grove City and signed by Paul E. and Carolyn M. Harris, 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 4.828+ acres located at 2444 London-Groveport Road, proposed for annexation by Paul E. & Carolyn M. Harris, 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.
- Garbage & Refuse Collection: Subject property is now serviced by and will continue to be serviced by the same private collection service that now serves the incorporated area of the City.
- 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.

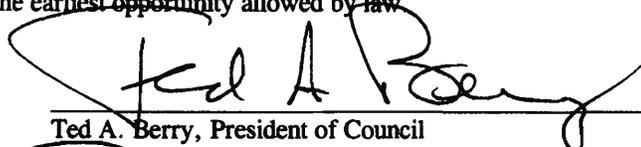
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law

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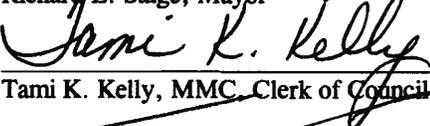
SEP 14 2011

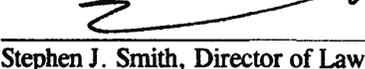
Franklin County Planning Department  
Passed: 09-06-11  
Effective: 09-06-11  
Franklin County, Ohio

Attest:

  
Ted A. Berry, President of Council

  
Richard L. Stage, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

  
Stephen J. Smith, Director of Law

I Certify that this resolution is correct as to form.