

Review of Petition to Annex 0.425 +/- acres from Jackson Township to the city of Grove City by Joseph W. Hull, Esq. Case #ANX-EXP2-03-12 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Joseph W. Hull, Esq. filed on behalf of Jerry and Marjorie Pendleton on February 7, 2012 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-08-12, passed on February 21, 2012 by the city of Grove City.

Review of Petition to Annex 0.425 +/- acres from Jackson Township to the city of Grove City by Joseph W. Hull, Esq. Case #ANX-EXP2-03-12 (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. 0199-12

March 13, 2012

REVIEW OF PETITION TO ANNEX 0.425 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY BY JOSEPH W. HULL, ESQ. CASE #ANX-EXP2-03-12

(Economic Development and Planning)

Upon the motion of Commissioner Marilyn Brown, seconded by Commissioner John O'Grady:

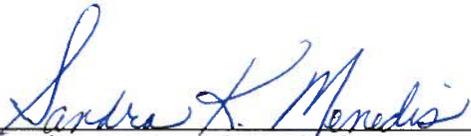
Voting:

Paula Brooks, President	Aye
Marilyn Brown	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.



Sandra K Menedis, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner Paula Brooks · Commissioner Marilyn Brown · Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
0.425 +/- ACRES FROM
JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY
BY JOSEPH W. HULL, ESQ.

Description:

Attached is a resolution to consider the annexation of 0.425-acres, more or less, from Jackson Township to the city of Grove City. The petition case number is ANX-EXP2-03-12.

Applicant:

Jerry and Marjorie Pendleton

Agent:

Joseph W. Hull, Esq.

Site:

3161 Demorest Road

Additional Information:

The site is contiguous to the city of Grove City on one side.

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 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 ordinance #CR-08-12 passed February 21, 2012.

Recommendation:

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



Commissioner Paula Brooks · Commissioner Marilyn Brown · 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 **February 14, 2012** General Session Agenda
for a hearing on **March 13, 2012**.

Case #ANX-EXP2-03-12- An Expedited Type 2 annexation ANX-EXP2-03-12 was filed in our office on February 7, 2012. The petition is requesting to annex 0.425+/- acres from Jackson Township to the city of Columbus. The applicant is Joseph W. Hull, Esq. **Site: 3161 Demorest Road**



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

FEB 07 2012

2

Franklin County Planning Department
 Franklin County, OH

Property Information	
Site Address 3161 Demorest Road	
Parcel ID(s) 160-001297	Total Acreage .425
From Township Jackson	To Municipality Grove City

Property Owner Information	
Name Jerry D. Pendleton and Marjorie J. Pendleton	
Address 3161 Demorest Road Grove City, OH 43123	
Phone # 614-305-1579	Fax #
Email	

Attorney/Agent Information	
Name Joseph W. Hull	
Address 3793 Broadway Grove City, OH 43123	
Phone # 614-875-0490	Fax # 614-875-1019
Email joe.hull@earthlink.net	

Staff Use Only
Case # ANX EXP 2 03-12
Hearing date: 3/13/12
Date filed: 2/7/12
Fee paid 250.00
Receipt # 486384
Notifications deadline: 5 days 2/12/12
Svc statement deadline: 20 days 2/27/12

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 JERRY D. PENDLETON	_____ Date 1-18-12	 _____ Property Owner MARJORIE J. PENDLETON	_____ Date 1/18/12
_____	_____	_____	_____
Property Owner	Date	Property Owner	Date

**PROPOSED ANNEXATION OF .425 ACRES MORE OR LESS
TO THE CITY OF GROVE CITY, OHIO
FROM THE TOWNSHIP OF JACKSON,
IN VIRGINIA MILITARY SURVEY NO. 1388**

LEGAL DESCRIPTION

Situated in the County of Franklin and in the Township of Jackson and in the State of Ohio, and being in Virginia Military Survey No. 1388.

Beginning at the Northwest corner of Lot 1 of Anglebrook Subdivision, Plat Book 33, Page 28, and also being a point in the West line of Lot 2 of said subdivision; and also being a point in the existing City of Grove City Corporation Line (Ord. C-114-05; O.R. 200604270078831);

Thence Northerly along the East line of said Lot 2 of Anglebrook Subdivision a distance of approximately 100 feet to the Northwest corner of a tract conveyed to Jerry D. Pendleton and Marjorie J. Pendleton in Official Record Volume 2742, Page 678;

Thence Easterly along the North line of said Pendleton tract a distance of 185 feet, more or less, to a point in the West Right-of-Way line of Demorest Road; and also being a point in the existing City of Grove City Corporation Line (Ord. C-114-05; O.R. 200604270078831);

Thence Southerly along the West Right-of-Way line of Demorest Road (and also being along the said existing City of Grove City Corporation Line) a distance of 100 feet to a point at the intersection of the West Right-of-Way of Demorest Road and the North line of Lot 1 of Anglebrook Subdivision;

Thence Westerly along the North line of said Lot 1 of Anglebrook Subdivision (and also being along the South line of the Pendleton tract) a distance of approximately 182 feet more or less to the point of beginning, and containing approximately .425 acres, more or less.

Parcel No. 160-001297

RECEIVED

JAN 19 2012

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

RECEIVED

FEB 07 2012

Franklin County Planning Department
Franklin County, OH

ANX EXP 2 03-12

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By DR Date 1/25/12

**PROPOSED ANNEXATION OF .425 ACRES MORE OR LESS
TO THE CITY OF GROVE CITY, OHIO
FROM THE TOWNSHIP OF JACKSON,
IN VIRGINIA MILITARY SURVEY NO. 1388**

RECEIVED

JAN 19 2012

RECEIVED

FEB 07 2012

Franklin County Planning Department
Franklin County, OH

Ord. No. C-114-05
O.R. 200604270078831

ANNEX MAP 2 01-12

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 1/26/12

DEMOREST ROAD

160-000927
Pickell, William L., Jr.
& Pamela C.

160-001271
Thomas, William C.

160-001801
Webb, Donald M.
& Ruth A.

185'
160-001297
Pendleton, Jerry D. &
Marjorie J.
425 ac.
100'
182'

160-000648
Roach, Berkley J., Trustee

040-013657
Jallaq, Ismail

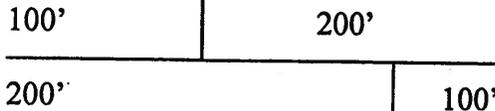
Lot 2
Begin Description

Lot 1

ANGLEBROOK SUBDIVISION
P.B. 33, PG. 28

ANGLEBROOK DRIVE

SCALE 1" = 100'



North ↑

-50'-

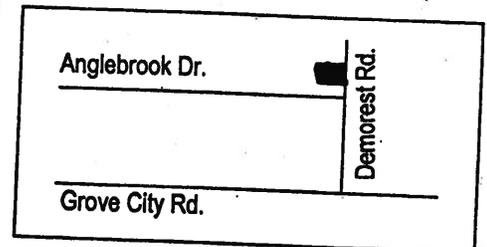
Area to be Annexed:



Existing Grove City Corporation Line



Proposed Grove City Corporation Line



VICINITY MAP

RESOLUTION NO. CR-08-12

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.425 ACRES LOCATED AT 3161 DEMOREST ROAD, Jackson Township, Department IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY, Franklin County, OH

WHEREAS, a petition to annex 0.425+ acres located at 3161 Demorest Road, in Jackson Township to the City of Grove City and signed by Jerry and Marjorie Pendleton, 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

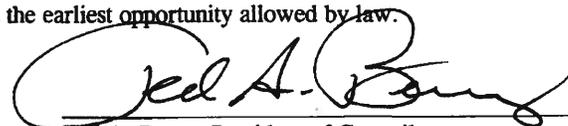
WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

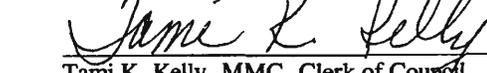
SECTION 1. Upon its annexation to the City of Grove City, the 0.425+ acres located at 3161 Demorest Road, proposed for annexation by Jerry and Marjorie Pendleton, will receive the following municipal services from the City of Grove City:

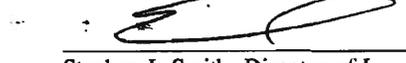
- Fire: Jackson Township will continue to provide Fire protection.
- Police: The City of Grove City, Police department, will provide police protection.
- Water: The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional 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: 02-21-12
Effective: 02-21-12

Attest:

I Certify that this resolution is correct as to form.