



RECEIVED

DEC 12 2025

BY: *J. VanMeter, Clerk*  
COUNCIL OFFICE

## Memo

**To:** Jeremy VanMeter, Clerk of Council, City of Gahanna

**From:** Tamara Ennist, Planning Administrator *TAE*

**cc:** Board of Relations & Government Affairs, Attn: Jason C. Smith  
Franklin County Engineers, Attn: Tony Rettke  
Franklin County Auditor, Attn: Vince Janlin (e-mail)  
Franklin County Board of Elections, Attn: Matt Rushay (e-mail)  
Franklin County Sanitary Engineer, Attn: Stephen Renner (e-mail)  
Jefferson Township, Attn: Dion Grener, Township Administrator  
Agent-David Fisher, Esq. & Monica Fuster, Esq., Kephart Fisher, LLC Law Firm

**Date:** December 3, 2025

**Re:** Annexation Case #ANX-40-25 (Exp. Type 2) – 4736 & 4722 Johnstown Road (170-000068/170-000069)

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Please find enclosed, a certified copy of the annexation resolution for Case #ANX-40-25– 4736 & 4722 Johnstown Road (PID #170-000068 / 170-000069) approving the expedited type 2 annexation of 7.6 acres from Jefferson Township to the City of Gahanna.

RECEIVED

DEC 12 2025

Resolution No. 0911-25

BY: *J. Van Meter, Clerk*  
COUNCIL OFFICE

December 02, 2025

**Review of a petition to annex 7.6 +/- acres from Jefferson Township to the City of Gahanna, Case #ANX-40-25.  
(ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, a petition for an expedited Type 2 annexation (the "Petition") was filed with the Franklin County Economic Development and Planning Department on behalf of the petitioners by David Fisher, Esq. and Monica J. Fuster, Esq. of Kephart Fisher, LLC on October 23, 2025, seeking to annex 7.6 +/- acres of territory from Jefferson Township to the City of Gahanna, Ohio; and

**WHEREAS**, the territory proposed to be annexed, as described in the Petition and map, is Franklin County Auditor's Office Parcel ID #170-000068 and #170-000069, located at 4736 Johnstown Road and 4722 Johnstown Road, respectively; and

**WHEREAS**, the Board of Commissioners of Franklin County, Ohio, journalized the Petition on November 18<sup>th</sup>, 2025, and having considered all the facts with reference thereto, being fully advised; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

1. That the Board of Commissioners of Franklin County, Ohio make the following findings based upon the exhibits and testimony presented at the review of this matter:
  - i. The petition meets all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
  - ii. 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.
  - iii. The territory proposed for annexation does not exceed five hundred acres.
  - iv. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is

**Review of a petition to annex 7.6 +/- acres from Jefferson Township to the City of Gahanna, Case #ANX-40-25.  
(ECONOMIC DEVELOPMENT & PLANNING)**

proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.

- v. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
  - vi. The City of Gahanna, Ohio, passed Resolution No.RES-0052-2025 on November 3, 2025, under which it agreed to provide certain services to the territory proposed for annexation, and adopted a statement regarding possible incompatible land uses and zoning buffer.
2. That the Petition is hereby approved, and the territory sought to be annexed by the Petition shall be annexed to the City of Gahanna 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 Gahanna, Ohio.
  3. That the Clerk, the Franklin County Prosecutor, and the County Administrator are each hereby authorized to take any additional action necessary to facilitate or implement the approved annexation which are not substantially inconsistent with this Resolution.

Prepared by: Tamara Ennist, Planning Administrator

**SIGNATURE SHEET**

Resolution No. 0911-25

December 02, 2025

**REVIEW OF A PETITION TO ANNEX 7.6 +/- ACRES FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, CASE #ANX-40-25.**

**(EDP - Economic Development and Planning)**

Upon the motion of Commissioner John O'Grady, seconded by Commissioner Kevin L. Boyce:

**Voting:**

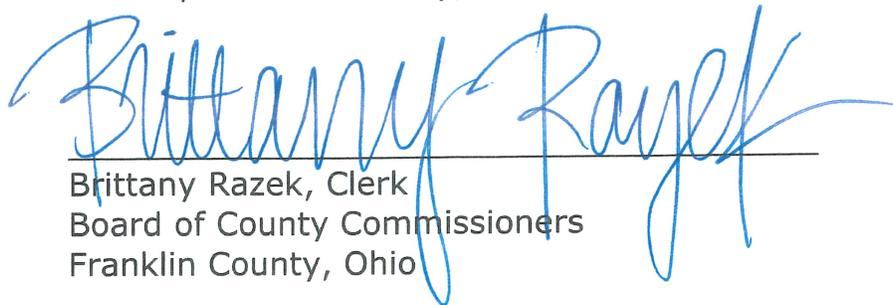
**Erica C. Crawley, President  
John O'Grady  
Kevin L. Boyce**

**Aye  
Aye  
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.

  
\_\_\_\_\_  
Brittany Razek, Clerk  
Board of County Commissioners  
Franklin County, Ohio

**CERTIFIED TRUE COPY**

By: Jamara Earnest Date: 12/3/2025  
Franklin County Economic Development  
& Planning Department



### **RESOLUTION SUMMARY**

Review of a petition to annex 7.6 +/- acres from Jefferson Township to the City of Gahanna, Case #ANX-40-25.

#### **Description:**

Attached is a resolution to consider an Expedited Type 2 annexation of 7.6-acres, more or less, from Jefferson Township to the City of Gahanna. The petition case number is ANX-40-25.

#### **Owners:**

Jimmie Toney and Darlene Toney  
4722 E. Johnston Road  
Columbus, OH 43230  
(614) 570-9880  
[darnjim@hotmail.com](mailto:darnjim@hotmail.com)

Darlene J. Toney  
4722 Johnstown Road  
Columbus, OH 43230

#### **Site(s):**

4736 Johnstown Road (PID #170-000068)  
4722 Johnstown Road (PID # 170-000069)

#### **Agent:**

David Fisher, Esq. and Monica J. Fuster, Esq.  
Kephart Fisher, LLC Law Firm  
207 North Fourth Street  
Columbus, OH 43215  
(614) 469-1882 (w)  
(614) 469-1887 (f)  
Agent email: [davidfisher@kephartfisher.com](mailto:davidfisher@kephartfisher.com)  
[monicafuster@kephartfisher.com](mailto:monicafuster@kephartfisher.com)

#### **Additional Information:**

The total perimeter of the site is approximately 2,719.5 feet; approximately 1,544.5 feet, or 56.8 percent, of which is contiguous to the City of Gahanna.

#### **Analysis:**

The petition meets the requirements for an expedited type 2 annexation contained in Sections 709.021 and 709.023 of the Ohio Revised Code. The applicant *has* provided proof of notification, and timeline and *has* provided a resolution from the City of Gahanna identifying the services that will be provided once the annexation has been approved and a statement regarding possible incompatible land uses and zoning buffer. Resolution No. RES-0052-2025 was passed by the City of Gahanna on November 3, 2025.

Upon a finding that the petition meets the statutory requirements, the BOC is required to approve the annexation.

#### **Recommendation:**

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



**MEMO  
JOURNALIZATION**

**TO:** Brittany Razek, County Clerk  
Franklin County Commissioners Office

**FROM:** Tamara Ennist, Planning Administrator  
Franklin County Economic Development & Planning Department

**CC:** Emanuel Torres, Assistant Director  
Franklin County Economic Development & Planning Department

**RE:** Description of Expedited Type 2 annexation case to be  
journalized on the **November 18, 2025**, General Session  
Agenda for consideration on **December 2, 2025**.

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**Case #ANX-40-25** - An Expedited Type 2 annexation petition, ANX-40-25, was filed with the Franklin County Economic Development and Planning Department on October 23, 2025. The petition is requesting to annex 7.6-acres from Jefferson Township to the City of Gahanna. The petition will be considered by the Board of Commissioners on December 2, 2025.

**Site: 4736 E. Johnstown Road (PID No.:170-000068)  
4722 E. Johnstown Road (PID No.: 170-000069)**



Franklin County  
Board of Commissioners  
**ECONOMIC DEVELOPMENT  
& PLANNING**

Application for  
**Annexation  
Petition**

RECEIVED  
2:15 P.M.  
OCT 23 2025  
Franklin County Planning Department  
Franklin County, OH

Expedited Type 2  
Pursuant to ORC §709.023

**Property Information**

Site Address:  
4722 E. Johnstown Rd., Columbus, OH 43230; 4736 E. Johnstown Rd., Columbus, OH 43230

Parcel ID(s): 170-000068-00 170-000069-00	Total Acreage: 7.6 +/-
From Township: Jefferson Township	To Municipality: Gahanna

**Property Owner Information** \*In the event of multiple owners, please attach separate sheet

Name: Jimmie Toney & Darlene Toney

Address: 4722 East Johnstown Road  
Columbus, Ohio 43230

Phone # 614-570-9880	Fax #
Email: darnjim@hotmail.com	

**Attorney/Authorized Agent Information**

Name: David Fisher, Esq. and Monica J. Fuster, Esq.; Kephart Fisher LLC

Address: 207 North Fourth Street  
Columbus, Ohio 43215

Phone # 614-469-1882	Fax # 614-469-1887
Email: davidfisher@kephartfisher.com; monicafuster@kephartfisher.com	

**Petitioners Signature**

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.

	9/19/25		9/19/25
Property Owner	Date	Property Owner	Date
	9/19/25		
Attorney or Authorized Agent	Date	Attorney or Authorized Agent	Date

**Staff Use Only**

Case # ANX- 40-25

Hearing Date: 12/2/2025

Date Filed: 10/23/2025 2:15pm

Fee Paid: 10/23/2025

Receipt #:

Received By: T.E.

Notification Deadline (5 days):  
10/28/2025

Svc Statement Deadline (20 days):  
11/12/2025

**Document Submission**

The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:

- Legal description of the property
- Fee Payment (checks only)
- Map/plat of property
- List of adjacent properties

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

**EXPEDITED TYPE II PETITION FOR ANNEXATION  
LIST OF PROPERTIES  
(SECTIONS O.R.C. 709.02(D) AND ORC 709.021(B))**

**PETITIONER OWNERS**

**MAILING ADDRESS**

**FRANKLIN COUNTY  
PARCEL #**

Darlene Toney  
and Jimmie Toney

4722 E. Johnstown Rd.  
Columbus, Ohio 43230

170-000068-00  
170-000069-00



**EXPEDITED TYPE II PETITION FOR ANNEXATION  
(PURSUANT TO O.R.C. SECTION 709.023)  
TO THE CITY OF GAHANNA  
OF 7.6 ± ACRES  
IN JEFFERSON TOWNSHIP**

*TO THE BOARD OF COUNTY COMMISSIONERS  
OF FRANKLIN COUNTY, OHIO:*

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of 7.6 ± acres, more or less, located in the Township of Jefferson which area has a total perimeter of 2,719.5 ± lineal feet, of which 1,544.5 ± lineal feet is contiguous with the City of Gahanna, resulting in 56.8% perimeter contiguity, meeting the requirements under Ohio Revised Code Section 709.023, do hereby request that said territory be annexed to the City of Gahanna according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.023, and no island of unincorporated area completely surrounded by the territory to be annexed will be created by this annexation.

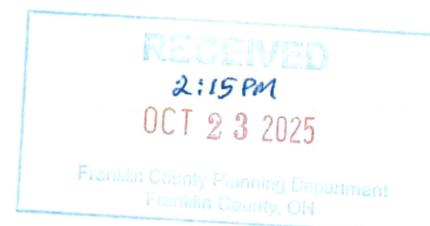
A full and accurate description and plat of the requested annexation territory are attached hereto and made part hereof.

In support of said Petition, your petitioners states that there is within the territory to be annexed TWO OWNERS OF REAL ESTATE.

David W. Fisher and Monica J. Fuster, whose address is 207 N. Fourth Street, Columbus, Ohio 43215, are hereby appointed Agent for the undersigned Petitioners, as required by Section 709.02 of the Ohio Revised Code. Said agents are hereby authorized to make any amendment, deletion, and/or supplementation which in their absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to do so in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of the Petition and/or Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County 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.**

*[Petition signatures on following counterpart pages]*



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.

PETITIONER NAMES AND SIGNATURES:

ADDRESS:

  
\_\_\_\_\_  
Jimmie Toney

4736 E. Johnstown Rd.  
Columbus, Ohio 43230

4722 E. Johnstown Rd  
Columbus, Ohio 43230

Date of Execution: 9/19/25

  
\_\_\_\_\_  
Darlene Toney

Date of Execution: 9/19/25

**EXHIBIT B**

[Plat of lands to be annexed – attached]

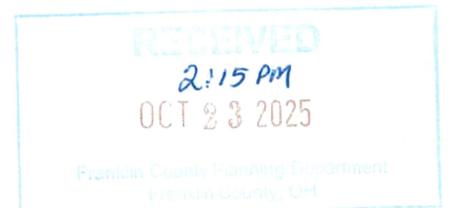




EXHIBIT A

[Legal description of lands to be annexed – attached]



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2:15 PM

OCT 23 2025

Franklin County Planning Department  
Franklin County, OH

**Proposed 7.6± Acre Annexation  
From Jefferson Township  
To the City of Gahanna**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jefferson, being part of Lot 3 and 4 of the Edmund Dague Lands, in Quarter Township 2, Township 1, Range 16, United States Military Lands and containing 7.6± acres of land more or less, said 7.6± acre being all of the remainder of that Original 3.417 acre tract of land as conveyed to Darlene J. Toney, aka Darlene Toney, of record in Instrument No. 199908180210007 and all of the remainder of that Original 4.921 acre tract of land as conveyed to Jimmie Toney and Darlene Toney of record in Instrument No. 201706150081227 (1/2 interest) and Instrument No. 201706150081228 (1/2 interest), said 7.6± acres being more particularly described as follows;

**Beginning**, at the northwesterly corner of the remainder of said Original 3.417 acre tract, said corner also being the northeasterly corner of that Original 1/2 acre tract of land as conveyed to K C Real Property Investments, LLC of record in Instrument No. 200507140138663, the southeasterly corner of that 0.071 acre tract of land described as Parcel 7WD, T as conveyed to the City of Gahanna of record in Instrument No. 200406160138898, the southwest corner of that 0.342 acre tract of land described as Parcel 9WD as conveyed to the City of Gahanna of record in Instrument No. 200407210169342, being in the southerly right-of-way line of Johnstown Road (U.S. 62)(Varies) and in the southerly line of an existing City of Gahanna Corporation Line (Case No. EXP2-07-08, Ord. No. 0139-2008, I.N. 200809030133620);

Thence along the northerly line of the remainder of said Original 3.417 acre tract, along the southerly line of said Parcel 9WD, along said southerly right-of-way line and along said existing City of Gahanna Corporation Line, with a curve to the left, having a central angle of  $06^{\circ}10'38''$  and a radius of 3490.36± feet, an arc length of 376.31± feet, a chord bearing and chord distance of  $N 54^{\circ}35'52'' E$ , 376.13± feet to a common corner thereof, said corner also being the northwesterly corner of the remainder of said Original 4.921 acre tract and the southwest corner of that 0.211 acre tract of land described as Parcel 11WD as conveyed to the City of Gahanna of record in Instrument No. 200407210169337;

Thence  $N 55^{\circ}09'12'' E$ , with the northerly line of the remainder of said Original 4.921 acre tract, the southerly line of said Parcel 11WD and continuing along said right-of-way line and said existing City of Gahanna Corporation Line, 190.0± feet to a common corner thereof, said corner also being the southwest corner of that 0.016 acre tract of land described as Parcel 12WD as conveyed to the Franklin County Commissioners of record in Instrument No. 200604060064075 and the northwesterly corner of that 1/4 acre tract of land (Dague Cemetery) as conveyed to the Trustees of Jefferson Township of record in Deed Book 1394, Page 297;

Thence  $S 07^{\circ}55'48'' E$ , with the common line of said Original 4.921 acre tract and said 1/4 acre tract (Dague Cemetery), 84.8± feet to a southwest corner of said 1/4 acre tract (Dague Cemetery), a northwesterly corner of that 4.007 acre tract of land as conveyed to Roger's Market Ltd. of record in Instrument No. 200112060284224 and at a northwesterly corner of an existing City of Gahanna Corporation Line (Case No. 17-90, Ord. No. 150-90, O.R. 16700B11);

Thence along the common lines of said Original 4.921 acre tract, said 4.007 acre tract and said existing City of Gahanna Corporation Line (Case No. 17-90, Ord. No. 150-90, O.R. 16700B11), the following two (2) courses and distances:

$S 07^{\circ}55'50'' E$ , 108.4± feet to a common corner thereof;

$S 87^{\circ}54'00'' E$ , 246.5± feet to a common corner thereof, said corner being in the westerly line of Lot 7 of Creekway Court of record in Plat Book 78, Page 94, said Lot 7 being in the name of Ted P. Valin and Kristine M. Valin of record in Instrument No. 200607270147408 and being in the centerline of Rocky Fork Creek and westerly line of an existing City of Gahanna Corporation Line (Case No. 24-88, Ord. No. 93-88, O.R. 13873B08);

Thence  $S 14^{\circ}40'00'' W$ , with the easterly line of the remainder of said Original 4.921 acre tract, the westerly line of said Lot 7, the westerly line of Lot 6 of said Creekway Court plat, Lot 6 being in the name of Jamie L. Srbljan of record in Instrument No. 202409050090414 and the westerly line of said existing City of Gahanna Corporation Line (Case No. 24-88, Ord. No. 93-88, O.R. 13873B08), 283.6± feet to an angle point thereof, being the southwest corner of said Lot 6 and said existing City of Gahanna Corporation Line (Case No. 24-88, Ord. No. 93-88, O.R. 13873B08), also being the northwesterly corner of that Original 5.205 acre tract of land as conveyed to Jerry Glen Southard & Deanna Kay Southard of record in Instrument No. 201606290082241 and an existing City of Gahanna Corporation Line (Case No. 24-98, Ord. No. 980217, I.N. 199811050284434);

Thence  $S 09^{\circ}27'20'' W$ , with the centerline of said Rocky Fork Creek, with the easterly line of the remainder of said Original 4.921 acre tract, partially with the westerly line of said Original 5.205 acre tract, partially with the westerly line of that 2.613 acre tract of land as conveyed to David M. Meadows and Denice A. Meadows of record in Instrument No. 202110060180315 and said existing City of Gahanna Corporation Line (Case No. 24-98, Ord. No. 980217, I.N. 199811050284434), 146.2± feet to an angle point in the easterly line of the remainder of said Original 4.921 acre tract and the westerly line of said 2.613 acre tract;

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SEP 03 2025

FRANKLIN COUNTY ENGINEER  
ADAM W. FOWLER, P.E., P.S.

Proposed 7.6± Acre Annexation  
From Jefferson Township  
To the City of Gahanna

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
ADAM W. FOWLER, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

BY: FDA DATE: 09/03/25

-2-

Thence S 13°46'53" W, with the centerline of said Rocky Fork Creek, the easterly line of the remainder of said Original 4.921 acre tract, the westerly line of said 2.613 acre tract and along said existing City of Gahanna Corporation Line (Case No. 24-98, Ord. No. 980217, I.N. 199811050284434), 108.7± feet to a common corner thereof, said corner also being the northwesterly corner of that 7.580 acre tract of land as conveyed to John L. Worman, Trustee and Paula A. Marrie, Trustee of record in Instrument No. 200212180325551;

Thence S 11°32'24" W, with the centerline of said Rocky Fork Creek, the easterly line of the remainder of said Original 4.921 acre tract, the westerly line of said 7.580 acre tract, 93.6± feet to an angle point;

Thence N 86°33'26" W, leaving the centerline of said Rocky Fork Creek and with the southerly line of said Original 4.921 acre tract and the northerly line of said 7.580 acre tract, 130.1± feet to common corner thereof, said corner also being an angle point in the easterly line of Lot 26 of Ludwig's Rocky Fork Estates No. 2 of record in Plat Book 30, Page 12, said Lot 26 being conveyed to Kyle & Linda Ermlich of record in Instrument No. 201806180080324;

Thence N 01°02'05" W, with a westerly line of said Original 4.921 acre tract, easterly line of said Lot 26 and easterly line of Lot 25 of said Ludwig's Rocky Fork Estates No. 2, said Lot 25 being conveyed to Michael Aaron Barker and Madonna L. Barker in Instrument No. 201905100054648, 199.7± feet to a common corner of said Original 4.921 acre tract and said Lot 25;

Thence S 88°12'23" W, with a southerly line of said Original 4.921 acre tract, a southerly line of said Original 3.417 acre tract, a northerly line of said Lot 25, a northerly line of Lot 24 of said Ludwig's Rocky Fork Estates No. 2, said Lot 24 as conveyed to Deborah K. Putnam, Transfer on Death to Jack A. Putnam, of record in Instrument No. 201806220083133 and Instrument No. 202202280031901 and partially with the northerly line of Lot 23 of said Ludwig's Rocky Fork Estates No. 2, said Lot 23 as conveyed to Matthew K. Webb & Lindsey E. Webb of record in Instrument No. 202403250028614, 457.2± feet to a southwesterly corner of said Original 3.417 acre tract and southeasterly corner of said Original 1/2 acre tract;

Thence N 0°55'56" W, with a common line of said Original 3.417 acre tract and said Original 1/2 acre tract, 294.4± feet to the True Point of Beginning, containing 7.6± acre.

The above description was prepared by Advanced Civil Design Inc. on August 20, 2025 and is based on information obtained from the Franklin County Auditor's and Recorder's Office.

The total length of the annexation perimeter is 2,719.5± feet, of which 1,544.5± are contiguous with existing City of Gahanna Corporation lines, being 56.8% contiguous.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This is not to be used for the transfer of land and is for annexation purposes only.

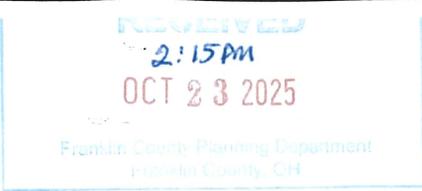
ADVANCED CIVIL DESIGN, INC.

*Douglas R. Hock* 9/2/25  
Douglas R. Hock, P.S. 7661 Date:

Z:\25-0046-344 survey\25-0046-344 7.6 ac annex desc.doc



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2:15 PM  
OCT 23 2025  
Franklin County Planning Department  
Franklin County, OH



<u>ADJACENT LAND OWNERS</u>	<u>MAILING ADDRESS</u>	<u>FRANKLIN COUNTY PARCEL #</u>
Rogers Market Limited	250 Civic Center Dr. #500 Columbus, Ohio 43215	025-009559-00 025-009560-00
Ted P. & Kristine M. Valin	1132 S. Creekway CT Gahanna, OH 43230	025-010392-00
Jamie L. Srbljan	1135 S. Creekway CT Gahanna, OH 432320	025-010391-00
Jerry G. & Deanna K. Southard	1285 Shull Rd Columbus, OH 43230	025-011838-00
David M. & Denice A. Meadow	9564 Camelot St Pickerington, OH 43147	025-011881-00
John L. Wortman & Paula A. Marie	4639 Shull Rd Columbus, OH 43230	170-000334-00
Kyle & Linda Ermlich	3748 Pamela Dr. Columbus, OH 43230	170-001248-00
Michael A. & Madonna L. Barker	3764 Pamela Dr. Columbus, OH 43230	170-001247-00
New Albany Company LLC	8000 Walton Pkwy STE 120 New Albany, OH 43054	025-011244-00 025-011243-00 025-011226-00
Jefferson Twp TRS Dague Cemetery	6545 Havens Rd Blacklick, OH 43304	170-000440-00
Deborah K Putnam	3780 Pamela Dr. Columbus, OH 43230	170-001246-00
Matthew K. & Lindsey E. Webb	7859 Meadowhaven BLVD Columbus, OH 43235	170-001245-00
KC Real Property Investments LLC	P.O. Box 30765 Gahanna, OH 43230	170-000488-00



Monica J. Fuster, Esq.  
monicafuster@kephartfisher.com  
207 North Fourth Street, Columbus, Ohio 43215  
p: 614.255.4093 f: 614.469.1887

November 13, 2025

**Via Email**

Tamara Ennist, Planning Administrator  
Franklin County Economic Development & Planning  
150 South Front Street, FSL Suite 10  
Columbus, Ohio 43215  
[TamaraEnnist@franklincountyohio.gov](mailto:TamaraEnnist@franklincountyohio.gov)

**Re: Proof of Service: Notice of Annexation Petition to annex to the City of Gahanna  
7.6 +/- acres currently located in Jefferson Township.**

Dear Ms. Ennist:

On October 23, 2025, we filed with your offices an Annexation Petition to annex to the City of Gahanna two (2) parcels aggregating 7.6+/- acres in total currently located in Jefferson Township and owned by Jimmie Toney and Darlene Toney. The purpose of this correspondence is to provide you proof of service of the required notice of annexation on the appropriate government officers of the City of Gahanna, Ohio and Jefferson Township, as required by Section 709.023(B) of the Ohio Revised Code, as amended.

We also want to advise you that as required by Section 709.023(B) of the Ohio Revised Code, as amended, we have sent the required notices to all adjoining property owners.

Enclosed with this letter is proof of service, with attached documentation, including copies of the notice letters we sent to Mr. Jeremy VanMeter, Clerk of Council of the City of Gahanna, and Mr. Ken Jones, Fiscal Officer of Jefferson Township, on or around October 24, 2025, by both certified mail and email, and confirmation of receipt.

We trust this correspondence and its attachments are sufficient for your needs to demonstrate full compliance with Section 709.023(B) of the Ohio Revised Code, as amended.

Should you require anything further at this time, please advise. We look forward to working with you on this annexation.

Respectfully,

/s/ Monica J. Fuster  
Monica J. Fuster  
Attorney

Enclosures



Monica J. Fuster, Esq.  
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p: 614.255.4093 f: 614.469.1887

October 24, 2025

**VIA EMAIL AND CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Ken Jones  
Fiscal Officer of Jefferson Township  
6545 Havens Road  
Blacklick, Ohio 43004  
[kjones@jeffersontownship.org](mailto:kjones@jeffersontownship.org)

Jeremy VanMeter  
City of Gahanna Clerk of Council  
200 S Hamilton Road  
Gahanna, Ohio 43230  
[jeremy.vanmeter@gahanna.gov](mailto:jeremy.vanmeter@gahanna.gov)

Re: **NOTICE OF ANNEXATION PETITION FILED BY JIMMIE TONEY AND DARLENE TONEY (COLLECTIVELY, THE "PETITIONERS") TO ANNEX TO THE CITY OF GAHANNA, OHIO APPROXIMATELY 7.6 ± ACRES CURRENTLY LOCATED IN JEFFERSON TOWNSHIP, OHIO**

Dear Mr. Jones and Mr. VanMeter:

This Notice of Annexation Petition is being provided to you pursuant to Section 709.023 of the Ohio Revised Code, as amended. On October 23, 2025 at 2:15 PM, our offices filed the above referenced Annexation Petition together with all required materials with the Franklin County Board of County Commissioners at the Offices of the Franklin County, Economic Development & Planning Department at 150 South Front Street, FSL Suite 10, Columbus, Ohio 43215, Attn: Tre' Wolf, Planning Project Coordinator. Attached are time stamped copies of our filing, including the Annexation Petition and all attachments and documents accompanying the Annexation Petition, as filed.

Please feel free to contact our office should you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Monica J. Fuster', with a long, sweeping underline.

Monica J. Fuster  
Agent for Petitioners

Enclosure

7020 0640 0001 8246 4213

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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Sent To Ken Jones - Fiscal officer, Jefferson Twp  
 Street and Apt. No., or PO Box No. 6345 Havens Road  
 City, State, ZIP+4® Blacklick, OH 43021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

7020 0640 0001 8246 4220

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

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Sent To Jeremy Van Meter - Gahanna Clerk of Council  
 Street and Apt. No., or PO Box No. 200 S. Hamilton Road  
 City, State, ZIP+4® Gahanna Ohio 43230

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Jeremy Van Meter  
City of Gahanna Clerk of Council  
200 S. Hamilton Road  
Gahanna, Ohio 43230



9590 9402 6449 0346 0585 31

2. Article Number (Transfer from service label)

7020 0640 0001 8246 4220

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A. Signature

*[Handwritten Signature]*

Agent

Addressee

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*Derek Casper*

C. Date of Delivery

*10/30/25*

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COLUMBUS, OH 43230

October 30, 2025, 10:06 am

#### In Transit to Next Facility

October 29, 2025

#### Arrived at USPS Regional Facility

COLUMBUS OH DISTRIBUTION CENTER

October 28, 2025, 11:55 pm

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### Latest Update

Your item was delivered to an individual at the address at 1:39 pm on October 30, 2025 in BLACKLICK, OH 43004.

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#### Delivered

**Delivered, Left with Individual**

BLACKLICK, OH 43004

October 30, 2025, 1:39 pm

#### Arrived at USPS Regional Facility

COLUMBUS OH DISTRIBUTION CENTER

October 29, 2025, 1:05 am

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# City of Gahanna

200 South Hamilton  
Road  
Gahanna, Ohio 43230

## Signature

Resolution: RES-0052-2025

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File Number: RES-0052-2025

**A RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION: 7.6+/- ACRES IN JEFFERSON TOWNSHIP (Jimmie Toney & Darlene Toney, PID # 170-000068-00, 4736 East Johnstown Road, Columbus, OH 43230; and Darlene Toney, PID # 170-000069-00, 4722 East Johnstown Road, Columbus, OH 43230) TO THE CITY OF GAHANNA, AND CITY BUFFER REQUIREMENTS AS REQUIRED IN OHIO REVISED CODE SECTION 709.023.**

**WHEREAS**, a Petition has been filed with the Board of Commissioners of Franklin County, Ohio, for the annexation of approximately 7.6+/- acres of land from Jefferson Township to the City of Gahanna; and

**WHEREAS**, Ohio Revised Code Section 709.023(C) requires that a municipal corporation shall, by ordinance or resolution, adopt a statement indicating what services, if any, the municipal corporation will provide and an approximate date by which it will provide them to the territory proposed for annexation, which legislation must be adopted and filed with the County Commissioners within twenty (20) days after the petition is filed; and

**WHEREAS**, Ohio Revised Code Section 709.023(C) also requires that a municipal corporation shall, by ordinance or resolution, require buffers separating any new uses that clearly are incompatible with the uses permitted under current township zoning regulations in the adjacent land remaining in the unincorporated township.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:**

**Section 1.** That immediately upon the effective date of annexation of 7.6+/- acres, located at 4722 and 4736 East Johnstown Road, PID #s 170-000068-00 and 170-000069-00, Jimmie Toney & Darlene Toney, the City of Gahanna will provide the following services to the entire annexed territory, provided all necessary lines, hydrants, and other apparatus are installed by the property owner as required by the City and provided that the property owner meets the same conditions and costs as required of other property owners in the City of Gahanna:

Police: The Gahanna Division of Police is able to provide full police services to this residence/location with our current staffing levels and operational capacity.

Public Service:

- 1) Water service is available from an existing 12-inch waterline on the east side of East Johnstown Road, adjacent to the property.
- 2) Sanitary Sewer service is available from an existing 12-inch sanitary sewer approximately 80-90' from the respective parcels. Consistent with established practice and Gahanna Codified Ordinances, available accommodations for capacity and any needed improvements will be determined during the planning review process and will require coordination and approval with the City of Gahanna.
- 3) Upon being annexed to the City of Gahanna, the proposed annexation shall receive roadway maintenance and service and sanitation services as provided in Chapter 941 (Garbage and Refuse Collection) of the Gahanna Codified Ordinances.

Fire: Jefferson Township is, and will continue to be, the authority having jurisdiction for fire and emergency medical services. Services can be provided by the City of Gahanna to the annexation territory on the same terms and conditions as they are provided to properties currently located within the City of Gahanna and as established by City Ordinances.

**Section 2.** This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

**Section 3.** That if the territory is annexed and becomes subject to zoning by the City of Gahanna and the City permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under the current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the Gahanna City Council will require the owner of the annexed territory to provide a buffer separating the use of the annexed and the adjacent land remaining within the township for purposes of this ordinance. The landscape "buffer" may include open space, landscaping, fences, walls, and other structured elements, streets and street rights of way, and bicycle and pedestrian paths and sidewalks.

**Section 4.** That the Clerk of Council is hereby authorized and directed to deliver a certified copy of this legislation to the office of the Board of Commissioners of Franklin County, Ohio, within twenty (20) days of the date of filing of the petition.

**Section 5.** That this Resolution shall be in full force and effect at the earliest period allowed by law.

At a regular meeting of the City Council on November 3, 2025, a motion was made by Schnetzler, seconded by Renner, that the Resolution be Adopted. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes; Mr. Renner, yes; Mr. Schnetzler, yes; Mr. Weaver, yes.

President Merisa K. Bowers Date 11/3/2025  
Merisa K. Bowers

Attest by Jeremy A. VanMeter Date 11/3/2025  
Jeremy A. VanMeter  
Clerk of Council

Approved by the Mayor Laurie A. Jadwin Date 11.3.2025  
Laurie A. Jadwin

Approved as to Form PDT Date 11/3/25  
Priya D. Tamilarasan  
City Attorney



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# ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department  
150 South Front Street, FSL Suite 10  
Columbus, Ohio 43215-7104

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*City of Gahanna  
ANN: Jeremy Van Meter  
200 Hamilton Road  
Gahanna, OH 43230*

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DEC 12 2025

BY: COUNCIL OFFICE