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JUL 19 2021

Resolution No. 0545-21

BY: *Theresa Goeha* July 13, 2021

Review of petition to annex 1.465 +/- acres from Mifflin Township to the City of Gahanna Case #ANX-25-21 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Johnny Torres-Guzman and Amelia Sifuentes-Torres, on June 22, 2021, 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 RES-0016-2021 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The resolution was passed by the City of Gahanna on June 21, 2021.

SIGNATURE SHEET

Resolution No. 545-21

July 13, 2021

REVIEW OF PETITION TO ANNEX 1.465 +/- ACRES FROM MIFFLIN TOWNSHIP TO THE CITY OF GAHANNA, CASE #ANX-25-21.

(EDP - Economic Development and Planning)

Upon the motion of Commissioner Erica C. Crawley, seconded by Commissioner Kevin L. Boyce:

Voting:

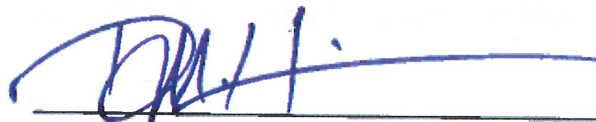
Kevin L. Boyce, President
John O'Grady
Erica C. Crawley

Aye
Absent
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.



Dean Hindenlang, Clerk
Board of County Commissioners
Franklin County, Ohio



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

**MEMO
JOURNALIZATION**

TO: Dean Hindenlang, County Clerk
Franklin County Commissioners Office

FROM: Brad Fisher, Planner
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Jenny Snapp, Assistant Director, Building, Planning and Zoning
Franklin County Economic Development & Planning Department

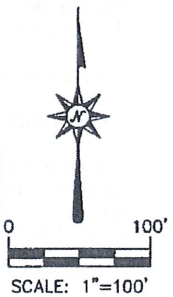
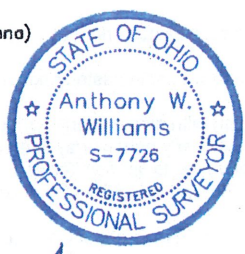
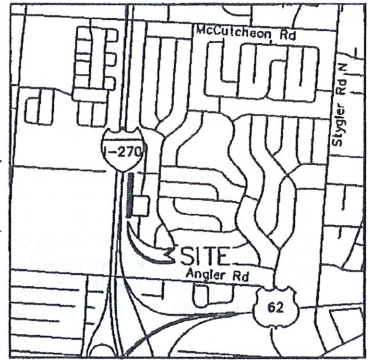
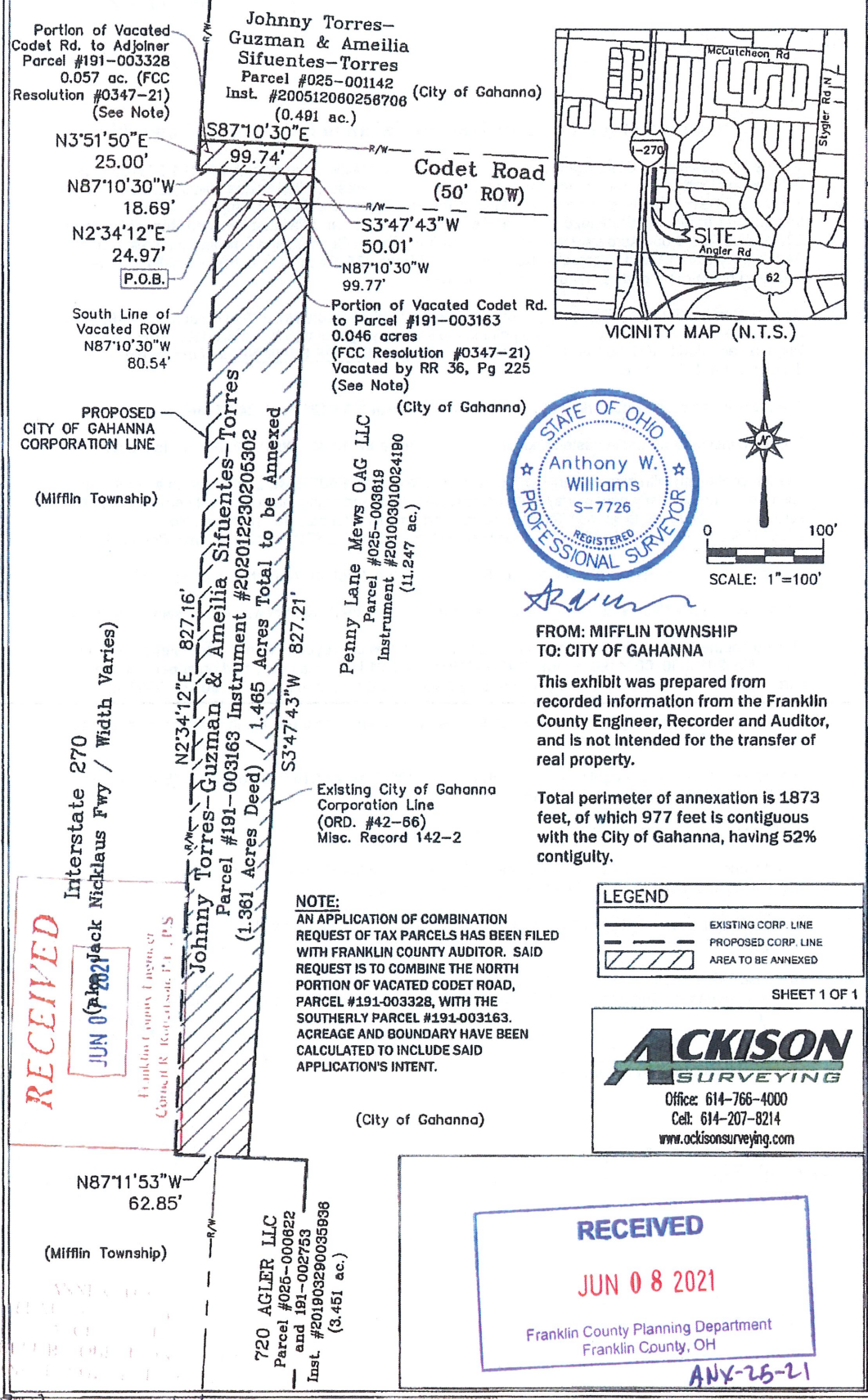
RE: Description of Expedited Type 2 annexation case to be
journalized on the **June 22, 2021** General Session Agenda for
consideration on **July 13, 2021**.

Case #ANX-25-21 - An Expedited Type 2 annexation petition ANX-25-21 was filed with the Franklin County Economic Development and Planning Department on June 8, 2021. The petition is requesting to annex 1.465-acres from Mifflin Township to the City of Gahanna. The petition will be considered by the Board of Commissioners on July 13, 2021.

Site: Codet Road (PID #191-003163)

PROPOSED ANNEXATION OF 1.465 ACRES

Situated in the State of Ohio, County of Franklin, Township of Mifflin, Section 1, Township 1, Range 17, United States Military Lands, (Parcel Number 191-003163 & 191-003328), Instrument #202012230205302.



FROM: MIFFLIN TOWNSHIP
TO: CITY OF GAHANNA

This exhibit was prepared from recorded information from the Franklin County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

Total perimeter of annexation is 1873 feet, of which 977 feet is contiguous with the City of Gahanna, having 52% contiguity.

LEGEND	
	EXISTING CORP. LINE
	PROPOSED CORP. LINE
	AREA TO BE ANNEXED

SHEET 1 OF 1

ACKISON SURVEYING
Office: 614-766-4000
Cell: 614-207-8214
www.ackisonsurveying.com

RECEIVED

JUN 08 2021
Franklin County Engineer
Cynthia R. Kofron, P.E., P.S.

NOTE:
AN APPLICATION OF COMBINATION REQUEST OF TAX PARCELS HAS BEEN FILED WITH FRANKLIN COUNTY AUDITOR. SAID REQUEST IS TO COMBINE THE NORTH PORTION OF VACATED CODET ROAD, PARCEL #191-003328, WITH THE SOUTHERLY PARCEL #191-003163. ACREAGE AND BOUNDARY HAVE BEEN CALCULATED TO INCLUDE SAID APPLICATION'S INTENT.

(City of Gahanna)

RECEIVED
JUN 08 2021
Franklin County Planning Department
Franklin County, OH
ANX-25-21

By RAN Date 06/07/21



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Signature

Resolution: RES-0016-2021

RECEIVED

JUN 24 2021

Franklin County Planning Department
Franklin County, OH

ANX-25-21

File Number: RES-0016-2021

RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION: 1.465+/- ACRES IN MIFFLIN TOWNSHIP (Johnny Torres-Guzman & Amelia Sifuentes-Torres, PID #191-003163, Codet Road) TO THE CITY OF GAHANNA, AND CITY BUFFER REQUIREMENTS AS REQUIRED IN OHIO REVISED CODE 709.023.

WHEREAS, a Petition has been filed with the Board of County Commissioners of Franklin County, Ohio, for the annexation of approximately 1.465+/- acres from Mifflin 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 to the territory upon 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 1.465+/- acres, located off Codet Road, PID# 191-003163, Johnny Torres-Guzman & Amelia Sifuentes-Torres, to the City of Gahanna, the City of Gahanna will provide to the entire annexed territory, the following services:

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

Public Service:

1) Water service is available from an existing 4-inch waterline on the south side of Codet Road, adjacent to the property.

2) Sanitary Sewer service is available from an existing 8-inch sanitary sewer approximately 90 feet east of the proposed annexation.

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 Codified Ordinances.

Fire: Mifflin 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.



MEMORANDUM

TO: April Beggerow, MPA, CMC
Clerk of Council

FROM: D. Grant Crawford
Director of Public Service and Engineering

DATE: January 25, 2021

RE: Proposed Annexation of Parcel ID 191-003163

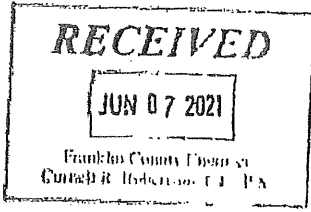
The following information is provided in response to your request of January 21, 2021, relative to the above mentioned annexation.

1. Water service is available from an existing 4-inch waterline on the south side of Codet Road, adjacent to the property.
2. Sanitary Sewer service is available from an existing 8-inch sanitary sewer approximately 90 feet east of the proposed annexation.
3. Public right of way along the property's frontage to Codet Road appears to be owned by Mifflin Township. Mifflin Township may require additional coordination for work within their right of way.
4. Upon being annexed to the City of Gahanna, the proposed annexation shall receive roadway maintenance, service and sanitation services as provided in Chapter 941 (Garbage and Refuse Collection) of the Codified Ordinances.

Cc: Mayor
City Engineer

PLN

06/07/2021



Annexation of a 1.465 Acre Tract to Gahanna from Mifflin Township

Situated in the State of Ohio, County of Franklin, Township of Mifflin, (Parcel Number 191-003163 & 191-003328) in Quarter Township 1, Township 1 North, Range 17 West, United States Military Lands, being a 1.407 Acre Tract of Land as conveyed to Johnny Torres-Guzman and Amellia Sifuentes-Torres in Instrument Number 202012230205302 and Resolution #0347-21 and Vacated by Road Record 36 Page 225 and being a 0.057 Acre tract as conveyed to Johnny Torres-Guzman and Amellia Sifuentes-Torres in Resolution #0347-21 and Vacated by Road Record 36 Page 225, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a point in the Easterly right of way line of Interstate Route No. 270 (3.60 acre tract 183-WL) as conveyed to the State of Ohio, and a point in the southerly right of way line of Codet Road (50' Right of Way) as recorded in P.B. 35 PG. 114 and being the TRUE POINT OF BEGINNING of the herein described 1.465 Acre tract;

Thence with the said easterly right of way line of I-270, North 2°34'12" East, 24.97 feet, to a point;

Thence continuing with said easterly right of way line, North 87°10'30" West, 18.69 feet, to a point;

Thence continuing with said easterly right of way line, North 3°51'50" East, 25.00 feet, to a point, said point being the northerly right of way line of said Codet Road and being the southwest corner of a 0.401 acre tract as conveyed to Johnny Torres-Guzman and Amellia Sifuentes-Torres in Inst. No. 200512080246706 and being the City of Gahanna Corporation Line (ORD #42-66) Misc. Record 142-2;

Thence with said northerly right of way line, South 87°10'30" East, 99.74 feet, to a point;

Thence South 3°47'43" West, 50.01 feet, to a point in the southerly right of way line of said Codet Road;

Thence southerly along the west line of a 11.247 acre tract as conveyed to Penny Lane Maws OAG, LLC in Inst. No. 201003010024190, South 3°47'43" West, 827.21 feet, to a point, said point being in the north line of a 1.576 acre tract as conveyed to 720 Agler Road LLC in Inst. No. 201903280036935;

Thence with said northerly line, North 87°11'53" West, 62.86 feet, to a point in the easterly right of way line of said I-270;

Thence with said easterly right of way line, North 2°34'12" East, 827.16 feet, to the TRUE POINT OF BEGINNING and containing 1.465 Acre.

Subject to all easements, rights-of-way or restrictions of record.

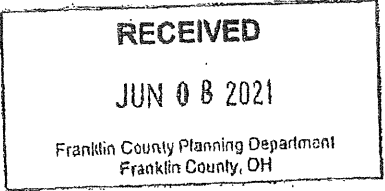
This description was prepared from recorded information from the Franklin County Engineer, Recorder and Auditor and is not intended for the transfer of real property.

Total perimeter of annexation is 1873-feet, of which 977-feet is contiguous with the City of Gahanna, having 52% contiguity.

This description was prepared by Ackison Surveying, LLC (under direct supervision of Anthony W. Williams Registered Surveyor No. PS-7726). A Plat of survey is attached hereto and made a part hereof.


Anthony W. Williams, Registered Surveyor No. PS-7726

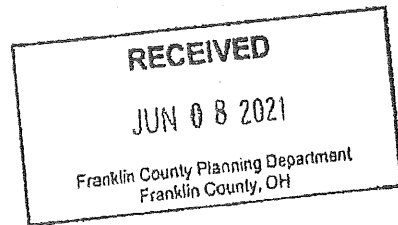
May 28, 2021



ANX-25-21

List of Adjacent Properties

- PID # 025-003619
OWNER: PENNY LANE MEWS OAG, LLC
4301 GOLDENGATE OVAL
COLUMBUS OH 43224
- PID # 191-002753
OWNER: 720 AGLER LLC
658 WOODMARK RUN
GAHANNA, OH 43230
- PID # 025-001142
OWNER: JOHNNY TORRES-GUZMAN
730 CODET RD.
GAHANNA, OH 43230



ANX-25-21

Exhibit B



GAHANNA
246 LINCOLN CIR STE H
COLUMBUS, OH 43230-9997
(800)275-8777

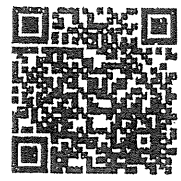
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Total			\$4.15

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Total			\$4.15

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Certified Mail® Tracking #:			\$3.60
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Total			\$4.15

Grand Total: \$12.45
Cash \$20.00
Change -\$7.55



or call 1-800-410-7420.

UFN: 361758-0230
Receipt #: 840-54300450-2-6087829-2
Clerk: 61

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Certified Mail Fee	\$3.60	0230
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	61
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To: Mifflin Township Trustees
Street and Apt. No., or PO Box No. 155 Olde Kidenaur Rd.
City, State, ZIP+4® Columbus, OH 43230

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

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Certified Mail Fee	\$3.60	0230
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	61
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To: 720 Aaker Llc
Street and Apt. No., or PO Box No. 655 Woodmark Run
City, State, ZIP+4® Gahanna, OH 43230

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

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Certified Mail Fee	\$3.60	0230
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	61
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Postage	\$0.55	
Total Postage and Fees	\$4.15	

Sent To: Penny Lane Mews Oag, LLC
Street and Apt. No., or PO Box No. 4301 Golden Gate Oval
City, State, ZIP+4® Columbus, OH 43224

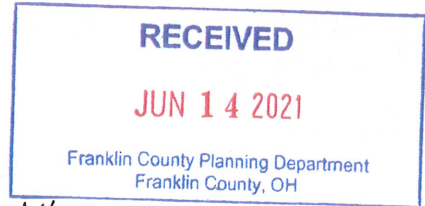
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9430 0472 2000 0490 0201

7461 2942 2462 7941

7930 0640 0002 2463 0361

AFFIDAVIT



ANX-25-21

STATE OF OHIO,

COUNTY OF FRANKLIN, SS:

We, Johnny Torres-Guzmán and Amelia Sifuentes, ("Affiants") being first duly cautioned and sworn, state and depose that we have knowledge of the facts set forth herein. Affiants further state as follows:

1. Affiants are married and citizens of the United States of America, residing at 730 Codet Road, Gahanna, Ohio, 43230. Our telephone numbers are 614-580-0799 and 614-949-0073.
2. Affiants, on June 8, 2021, personally delivered to the City of Gahanna the Annexation Petition to annex a total of 1.465+/- acres of land, owned by the Affiants and commonly known as Tax Parcel Number 191-003163 (including Adjoined Parcel 191-003328 – portion of Vacated Codet Rd. {FCC RES#0347-21} for which an application of Combination of Tax Parcels has been filed with Franklin County Auditor. Said Request is to combine the North portion of the Vacated Codet Road, PID 191-003328, with the southerly PID191-003163.) in Franklin County [the "Annexation Petition"]; Krystal Gonchar, Clerk of Council, City of Gahanna acknowledged receipt of the same on behalf of the City of Gahanna (see attached Exhibit A);
3. Affiants, on June 8, 2021, mailed said Annexation Petition to the Mifflin Township Trustees by U.S. Postal Service Certified Mail (USPS Tracking No. 7020 0640 0002 2463 0378) (See Exhibit B).
4. Affiants, on ~~May 28~~ ^{June 8, 2021}, 2021, mailed said Annexation Petition to each of the adjacent property owners <720 AGLER LLC, 658 WOODMARK RUN, GAHANNA, OH 43230 and PENNY LANE MEWS OAG, LLC, 4301 GOLDENGATE OVAL, COLUMBUS OH 43224.> by U.S. Postal Service Certified Mail [USPS Tracking No. 7020 0640 0002 2462 7941 & No. 7020 0640 0002 2463 0361] (See Exhibit B).
5. Affiants swear the attached Exhibits A and B are true and correct copies of the same.

Further, Affiants Sayeth Naught.

Johnny Torres-Guzmán

Johnny Torres-Guzmán

Amelia Sifuentes-Torres

Amelia Sifuentes-Torres

Johnny Torres-Guzman and Amelia Sifuentes-Torres appeared before me, a Notary Public, in and for said county, and swore that all the information in the foregoing is true to the best of their knowledge and, further that they are fully authorized to give said information. Sworn to and subscribed before me on ~~May 28~~ ^{June 8, 2021}, 2021.

June 8, 2021.



KRYSTAL GONCHAR
Notary Public, State of Ohio
My Commission Expires 7/31/2022

Krystal Gonchar

NOTARY PUBLIC

Exhibit B

7020 0640 0002 2462 0370

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Columbus, OH 43230

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Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee to postage):
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55
 Total Postage and Fees \$4.15

Sent To: Mifflin Township Trustees
155 Olde Kidenour Rd.
Columbus, OH 43230

Postmark Here: JUN 8 2021

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



GAHANNA
 246 LINCOLN CIR STE H
 COLUMBUS, OH 43230-9997
 (800)275-8777

06/08/2021 01:21 PM

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Tracking #: 70200640000224630361			
Total			\$4.15

7020 0640 0002 2462 7941

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Extra Services & Fees (check box, add fee to postage):
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55
 Total Postage and Fees \$4.15

Sent To: 720 Agler LLC
633 Woodman Run
Gahanna, OH 43230

Postmark Here: JUN 8 2021

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

First-Class Mail® Letter	1		\$0.55
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Total			\$4.15

7020 0640 0002 2462 0367

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Columbus, OH 43224

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Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee to postage):
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55
 Total Postage and Fees \$4.15

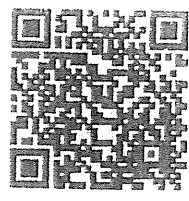
Sent To: Penny Lane Mews Oag, LLC
4301 Golden Gate Oval
Columbus, OH 43224

Postmark Here: JUN 8 2021

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

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Total			\$4.15

Grand Total: \$12.45
 Cash \$20.00
 Change -\$7.55



or call 1-800-410-7420.

UFN: 381758-0230
 Receipt #: 840-54300450-2-6087829-2
 Clerk: 61