



TO: Gahanna City Council

FROM: Jeremy A. VanMeter, Clerk of Council

Cc: Laurie A. Jadwin, Mayor
Priya Tamilarasan, Esq., City Attorney

DATE: February 6, 2026

SUBJECT: Request for Council Action – Annexation Petition (February 9, 2026, Committee of the Whole)

ACTION ITEM #1: AN ORDINANCE TO ACCEPT THE ANNEXATION OF APPROXIMATELY 7.6 ACRES FROM JEFFERSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO, TO THE CITY OF GAHANNA; LOCATED AT 4736 AND 4722 JOHNSTOWN ROAD (PID #170-000068/#170-000069)

On May 5, 2025, City Council authorized the Mayor to enter into a pre-annexation agreement with Jimmie Toney, Darlene Toney, and Trivium Development, LLC, for parcels 170-000068 and 170-000069 located at 4736 and 4722 Johnstown Road in Jefferson Township. The agreement identified potential development considerations for the parcels, including mixed-use commercial and multi-family residential development ([ORD-0021-2025](#)).

On October 23, 2025, petitioners and property owners Jimmie and Darlene Toney filed an Expedited Type II annexation petition with Franklin County and provided notice to the Clerk of Council as required by law. On November 3, 2025, City Council adopted a resolution pursuant to Ohio Revised Code Section [709.023\(C\)](#), identifying the municipal services to be provided to the territory proposed for annexation and the approximate dates such services would be provided ([RES-0052-2025](#)).

On December 2, 2025, the Franklin County Board of Commissioners reviewed the petition and approved Resolution No. 0911-25 pursuant to law. The Clerk of Council received a certified copy of the resolution from the Franklin County Board of Commissioners on December 12, 2025, initiating a 60-day wait period for City Council to consider the approval of the annexation ([ORC 709.04](#)). The Clerk of Council formally reported receipt of the resolution to City Council in accordance with law.

The next steps are as follows:

- Petition Presentation - Official presentation to City Council of the County resolution granting the annexation petition, including the accompanying plat and petition, by the Clerk of Council during Committee of the Whole on February 9, 2026.

- Conditions for Annexation - Gahanna Codified Ordinances [Section 121.05](#) requires dedication of right-of-way identified in the Master Thoroughfare Plan as a condition of annexation unless waived by Council. The Department of Engineering has confirmed that the required 80 feet of right-of-way along Johnstown Road is already in place; therefore, no additional dedication is required as part of the annexation.
- Annexation Deadline - Once presented, City Council must either approve or deny the annexation within 120 days, or **no later than June 9, 2026**.

If the annexation is approved, additional required actions are as follows:

- Rezoning Application - As stipulated in the pre-annexation agreement, Trivium Development, LLC (the Developer), will finalize a Development Plan for the Planned Use and submit a complete zoning application to the City for Planning Commission and City Council review in accordance with the Zoning Ordinance, with the intent that the Property be rezoned for the Planned Use immediately following annexation.
- Ward and Boundary Defined – City Council will need to amend Gahanna Codified Ordinances [Section 105.02](#) to assign a ward for the annexed property and define accurate ward boundaries, which will then be filed with the Franklin County Board of Elections.
- Certified Copies of the Annexation – The Clerk of Council shall file certified copies of the annexation ordinance, including the petition, plat, and official transcript of proceedings, with the Franklin County Board of Elections, County Auditor, County Recorder, and the Ohio Secretary of State.

The petitioners have requested City Council’s acceptance of the annexation in order to proceed with the items outlined in the pre-annexation agreement.

Requested Legislation and Funding:

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments:

EXHIBIT A - Annexation Packet Received 12.12.2025 - Case ANX-40-25 (Exp. Type 2) - 4736 and 4722 Johnstown Road (170-000068-170-000069)