

**Review of petition to annex 2.138 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-12-18 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Brandon and Tonya Wogan, on May 15, 2018, 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 number RES-0009-2018 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 May 30, 2018.

Resolution No. 0431-18

June 12, 2018

**Review of petition to annex 2.138 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-12-18 (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 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.

Prepared by: Matt Brown

C: Economic Development & Planning Department

SIGNATURE SHEET FOLLOWS

**SIGNATURE SHEET**

Resolution No. 431-18

June 12, 2018

**REVIEW OF PETITION TO ANNEX 2.138 +/- ACRES FROM  
JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA CASE  
#ANX-12-18**

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

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

**Voting:**

**Kevin L. Boyce, 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.



---

Antwana Booker, Clerk  
Board of County Commissioners  
Franklin County, Ohio



Commissioner Kevin L. Boyce · Commissioner Marilyn Brown · Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

### RESOLUTION SUMMARY

Review of petition to annex 2.138 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-12-18

**Description:**

Attached is a resolution to consider an Expedited Type 2 annexation of 2.138-acres, more or less, from Jefferson Township to the City of Gahanna. The petition case number is ANX-12-18.

**Owners/Agents:**

Brandon and Tonya Wogan

**Site:**

6595 Clark State Road (PID# 170-001500)

**Additional Information:**

The total perimeter of the site is approximately 1,820 feet; approximately 1,551 feet, or 85 percent, of which is contiguous to the City of Gahanna.

**Analysis:**

The applicant has met all statutory requirements outlined in Section 709.021 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 number RES-0009-2018 was passed by the City of Gahanna on May 30, 2018.

**Recommendation:**

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



Commissioner Kevin L. Boyce · Commissioner Marilyn Brown · Commissioner John O'Grady  
President

Economic Development & Planning Department  
James Schimmer, Director

## MEMO JOURNALIZATION

**TO:** Antwan Booker, County Clerk  
Franklin County Commissioners Office

**FROM:** Matthew Brown, Planning Administrator  
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 **May 15, 2018** General Session Agenda for  
consideration on **June 12, 2018.**

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**Case #ANX-12-18** - An Expedited Type 2 annexation petition ANX-12-18 was filed with the Franklin County Economic Development and Planning Department on May 10, 2018. The petition is requesting to annex 2.1 +/- acres from Jefferson Township to the City of Gahanna. The petition will be considered by the Board of Commissioners on June 12, 2018.

**Site: 6595 Clark State Road (PID# 170-001500)**



**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



Property Information	
Site Address 6595 Clark State Rd. Blacklick OH 43004	
Parcel ID(s) 170-001500	Total Acreage 2.138
From Township Jefferson	To Municipality Gahanna

Property Owner Information	
Name Brandon & Tanya Wogan	
Address 6595 Clark State Rd. Blacklick, OH 43004	
Phone # 614-917-9932	Fax # NA
Email brandon.wogan@gmail.com	

Attorney/Agent Information	
Name N/A	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case #  ANx-12-18
Hearing date: 6/12/18
Date filed: 5/10/18
Fee paid \$250.00
Receipt # 18-01525
Notifications deadline: 5 days 5/15/18
Svc statement deadline: 20 days 5/30/18

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>			
	5/14/18		5/10/18
Property Owner	Date	Property Owner	Date
Property Owner	Date	Property Owner	Date

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
CORNELL R. ROBERTSON, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

By FAC Date 2/26/18

RECEIVED  
MAY 10 2018  
AUX-12-18  
Franklin County Planning Department  
Franklin County, OH

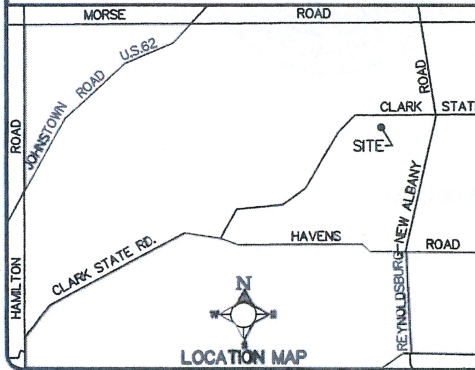
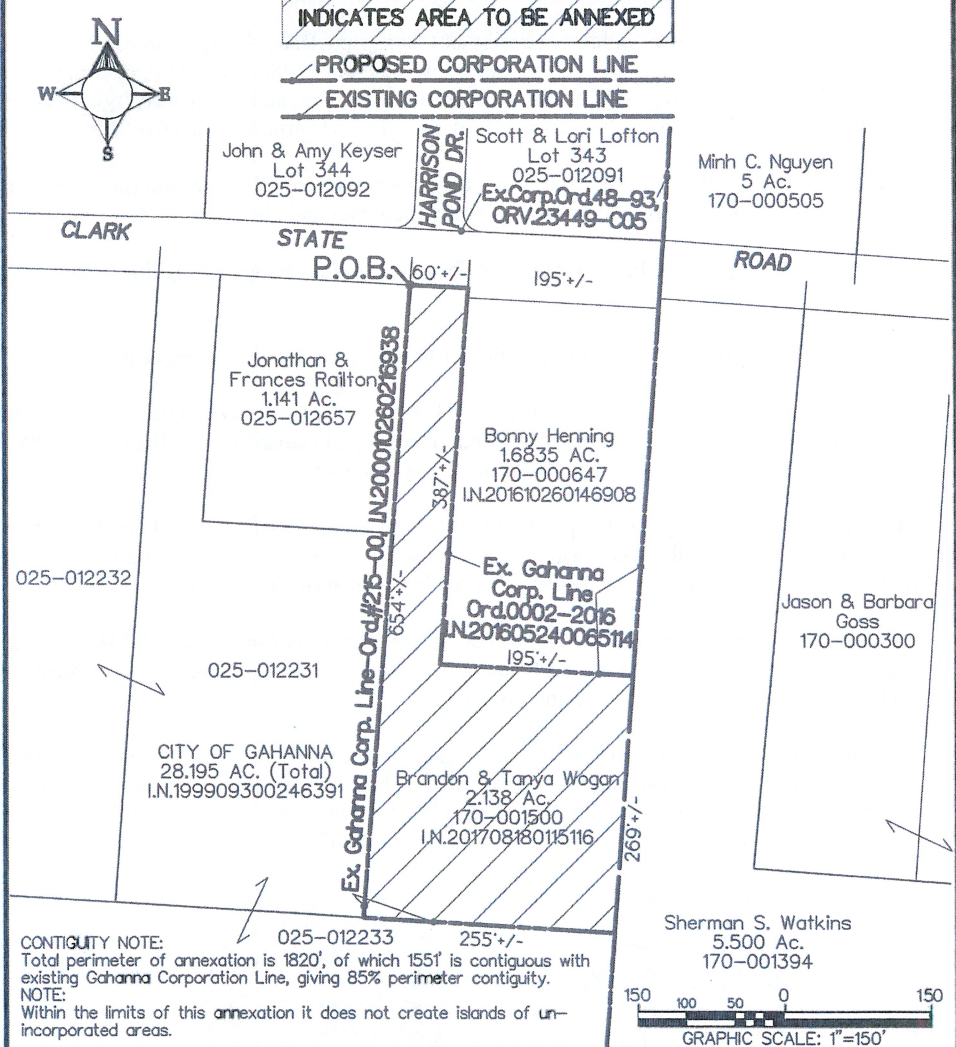
RECEIVED  
FEB 26 2018  
Franklin County Engineer  
Cornell R. Robertson, P.E., P.S.

**T TERRA**  
Surveying Services LLC

238 Academy Woods Drive  
Gahanna, Ohio 43230-2184  
614/471-0663  
www.terrasurveyingservices.com

TITLE: **PROPOSED ANNEXATION OF 2.1+/- ACRES**  
**FROM JEFFERSON TWP., TO THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

PREPARED EXCLUSIVELY FOR: 24 JANUARY 2018 INSTRUMENT NO. 201605240065114  
FRANKLIN COUNTY COMMISSIONERS and/or INSTRUMENT NO. 201708180115116  
THE CITY OF GAHANNA FRANKLIN CO. TAX MAP NO. 0-37C



ANNEXATION NO. \_\_\_\_\_  
FILED: \_\_\_\_\_ PASSED: \_\_\_\_\_  
ORDINANCE NO. \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

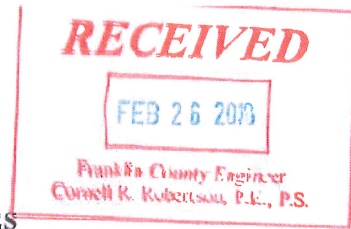
By: Carl E. Turner Jr.  
CARL E. TURNER JR.  
P.S.6702

NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN BLUE INK.

STATE OF OHIO  
CARL E. TURNER, JR.  
6702  
REGISTERED PROFESSIONAL SURVEYOR

©2018 TERRA SURVEYING SERVICES LLC

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
CORNELL R. ROBERTSON, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By CR Date 2/26/18



**PROPOSED ANNEXATION OF 2.1+/- ACRES  
FROM JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA, OHIO**

Situated in the State of Ohio, County of Franklin, Township of Jefferson, located in part of Quarter Township 2, Township 1, Range 16, United States Military District, being part of that 2.138 acre tract of land (170-001500) described in the deed to Brandon & Tanya Wogan, recorded in Instrument No. 201708180115116 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning in the southerly right-of-way line of Clark State Road, being in an easterly line of those lands annexed to the City of Gahanna by Ordinance No. 215-00, recorded in Instrument No. 200010260216938, and being a southwesterly corner of the 2.1 acres annexed to the City of Gahanna by Ordinance No. 0002-2016 (Ludwig annexation), recorded in Instrument No. 201605240065114;

thence easterly, southerly and easterly along the existing Gahanna Corporation Line created by said Ordinance No. 0002-2016, the following three (3) courses and distances:

1. Easterly, along said right-of-way line, 60 feet, more or less, to an easterly line of said 2.138 acre tract;
2. Southerly, along said easterly line of the 2.138 acre tract, 387 feet, more or less; And,
3. Easterly, along a northerly line of said 2.138 acre tract, 195 feet, more or less, to the southeasterly corner of said lands annexed to the City of Gahanna by Ordinance No. 0002-2016, being a northeasterly corner of said 2.138 acre tract;

thence southerly, leaving said Corporation Line, along an easterly line of said 2.138 acre tract, 269 feet, more or less, to the southeasterly corner of said 2.138 acre tract, being a northeasterly corner of said lands annexed to the City of Gahanna by Ordinance No. 215-00;

thence westerly and northerly, along the southerly and westerly lines of said 2.138 acre tract, being northerly and easterly lines of said lands annexed to the City of Gahanna by Ordinance No. 215-00, the following two (2) courses and distances:

1. westerly, 255 feet, more or less, to the southwesterly corner of said 2.138 acre tract; And,
2. northerly 654 feet, more or less, returning to the place of beginning, containing 2.1 acres of land, more or less, as described in January of 2018, for annexation purposes only, by Carl E. Turner Jr., Registered Professional Surveyor No. S-6702.

Terra Surveying Services, LLC

Carl E. Turner Jr.  
Professional Surveyor No. 6702  
24 January 2018



\*End of Description\*



200 SOUTH HAMILTON ROAD  
FAX: (614) 342-4100



GAHANNA, OHIO 43230-2996  
TELEPHONE: (614) 342-4090

RECEIVED

MAY 30 2018

Franklin County Planning Department  
Franklin County, OH

ANX-12-18

## CERTIFIED RESOLUTION

To: Franklin County Board of County Commissioners

From: Kayla Holbrook  
Deputy Clerk of Council, City of Gahanna

Date: May 30, 2018

Reference: ANNEXATION: 6595 Clark State Road; PID# 170-001500  
Services Resolution

I, Kayla Holbrook, Deputy Clerk of Council, of the City of Gahanna do hereby certify the attached Resolution, RES-0009-2018, to be a true and accurate copy from the Council records of the City of Gahanna, Ohio, concerning the annexation of 2.138+/- acres from Jefferson Township to the City of Gahanna, located at 6595 Clark State Road; PID# 170-001500, Brandon Wogan, property owner.

CERTIFIED, this 30<sup>th</sup> day of May, 2018.

  
\_\_\_\_\_  
Kayla Holbrook, Deputy Clerk of Council

CC: Brandon Wogan, property owner  
Anthony Jones, Director of Planning & Development  
Thomas R. Kneeland, Mayor  
Shane Ewald, City Attorney



# City of Gahanna

200 South Hamilton  
Road  
Gahanna, Ohio 43230

## Signature

Resolution: RES-0009-2018

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File Number: RES-0009-2018

**TO ADOPT A STATEMENT INDICATING THE SERVICES THE CITY OF GAHANNA, OHIO, WILL PROVIDE AND ARE AVAILABLE UPON ANNEXATION TO THE 2.138+/- ACRE PROPERTY IN JEFFERSON TOWNSHIP, LOCATED AT 6595 CLARK STATE ROAD IN FRANKLIN COUNTY, PID# 170-001500, PROPOSED TO BE ANNEXED TO THE CITY OF GAHANNA; BRANDON WOGAN, PROPERTY OWNER; AND CITY BUFFER REQUIREMENTS AS PROVIDED 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 2.138+/- acres 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 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 2.138+/- acres, located at 6595 Clark State Road, PID# 170-001500, 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 for this residence/location with our current staffing levels and operational capacity.

Engineering: According to the Gahanna Thoroughfare Plan, Clark State Road is identified to require 80 feet of right-of-way. The current right-of-way for this property is 60 feet, therefore the dedication of an additional 10 feet of right-of-way shall be designated as a condition of accepting the proposed annexation.

Public Service:

- 1) Water service is available from an existing 12-inch waterline on Clark State Road across the frontage of the property.
- 2) Sanitary sewer service is available from an existing 8-inch sanitary sewer approximately 250 feet west 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: 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.

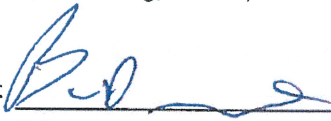
Section 2. That the 2.138+/- acre annexation territory is subject to Jefferson Township zoning regulations. If the territory is annexed and becomes subject to Gahanna zoning and the city zoning permits uses in the annexed territory that the city determines are clearly incompatible with the uses permitted under applicable township zoning regulations in effect at the time of the filing of the petition on the land adjacent to the annexation territory remaining within Jefferson Township, then Gahanna City Council will require the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Jefferson Township. The landscape "buffer" may include open space, landscaping, fences, walls, and other structured elements, streets and street rights-of-way, or bicycle and pedestrian paths and sidewalks.

Section 3. That the Clerk of Council is hereby authorized and directed to deliver a copy of this legislation to the office of the Board of Commissioners of Franklin County, Ohio, within twenty (20) days of the date of the filing of the petition.

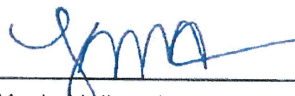
Section 4. That this Resolution shall be in full force and effect at the earliest period allowed by law.

At a meeting of the City Council - Special on 5/29/2018, a motion was made by Jamie Leeseberg, seconded by Stephen A. Renner, that this Resolution be Adopted as Amended. The motion passed.


Yes: 7 Larick, Leeseberg, Renner, Schnetzer, McGregor, Metzbower and Angelou

President   
Brian D. Larick

Date 5/30/2018

Attest by   
Kayla Holbrook  
Deputy Clerk of Council

Date 5/30/2018

Approved by the Mayor   
Thomas R. Kneeland

Date 5/30/2018

Approved as to Form   
Share W. Ewald

Date 5/30/18

City



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**  
MAY 10 2018 **2**  
Franklin County Planning Department  
Franklin County, OH

Property Information	
Site Address 6595 Clark State Rd. Blacklick OH 43004	
Parcel ID(s) 170-001500	Total Acreage 2.138
From Township Jefferson	To Municipality Gahanna

Staff Use Only
Case # ANx-12-18
Hearing date: 6/12/18
Date filed: 5/10/18
Fee paid \$250.00
Receipt # 18-01525
Notifications deadline: 5 days 5/15/18
Svc statement deadline: 20 days 5/30/18

Property Owner Information	
Name Brandon & Tanua Wogan	
Address 6595 Clark State Rd. Blacklick, OH 43004	
Phone # 614-917-9932	Fax # NA
Email brandon.wogan@gmail.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 N/A	
Address	
Phone #	Fax #
Email	

Waiver of Right to Appeal			
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.			
	5/14/18		5/10/18
Property Owner	Date	Property Owner	Date
Property Owner	Date	Property Owner	Date

**RECEIVED**  
MAY 10 2018

BY: Kayla Holbrook  
Deputy Clerk JMA



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  
MAY 10 2018 2  
Franklin County Planning Department  
Franklin County, OH

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Parcel ID(s) 170-001500	Total Acreage 2.138
From Township Jefferson	To Municipality Gahanna

Staff Use Only
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	5/4/18		5/04/18
Property Owner	Date	Property Owner	Date
Property Owner	Date	Property Owner	Date

12/1/18  
RECEIVED  
MAY 10 2018  
JEFFERSON TWP. ZONING

