

Review of petition to annex 0.70 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-19-19 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by John B. Schafer, on September 10, 2019, 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 No. RES-0010-2019 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 September 16, 2019.

Resolution No. 0711-19

October 01, 2019

Review of petition to annex 0.70 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-19-19 (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. 711-19

October 01, 2019

**REVIEW OF PETITION TO ANNEX 0.70 +/- ACRES FROM
JEFFERSON TOWNSHIP TO THE CITY OF GAHANNA CASE
#ANX-19-19**

(EDP - Economic Development and Planning)

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

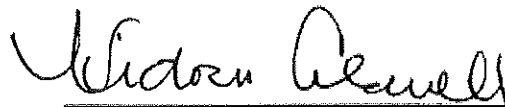
Voting:

Marilyn Brown, President	Aye
John O'Grady	Aye
Kevin L. Boyce	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.



Victoria Caldwell, Clerk
Board of County Commissioners
Franklin County, Ohio



RESOLUTION SUMMARY

Review of petition to annex 0.70 +/- acres from Jefferson Township to the City of Gahanna Case #ANX-19-19

Description:

Attached is a resolution to consider an Expedited Type 2 annexation of 0.70-acres, more or less, from Jefferson Township to the City of Gahanna. The petition case number is ANX-19-19.

Owners:

John B. Schafer and Machiko Schafer

Agent:

John B. Schafer

Site:

4478 E. Johnstown Road (PID# 170-001140)

Additional Information:

The total perimeter of the site is approximately 792 feet; approximately 477 feet, or 60.2 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 No. RES-0010-2019 was passed by the City of Gahanna on September 16, 2019.

Recommendation:

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



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

**MEMO
JOURNALIZATION**

TO: 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 **September 10, 2019** General Session
Agenda for consideration on **October 1, 2019**.

Case #ANX-19-19 - An Expedited Type 2 annexation petition ANX-19-19 was filed with the Franklin County Economic Development and Planning Department on August 30, 2019. The petition is requesting to annex 0.70 +/- acres from Jefferson Township to the City of Gahanna. The petition will be considered by the Board of Commissioners on October 1, 2019.

Site: 4478 E. Johnstown Road (PID# 170-001140)

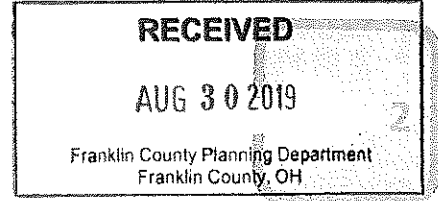


Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
 James Schimmer, Director

Application for
Annexation Petition
 Expedited Type 2

Pursuant to ORC §709.023



Property Information

Site Address: 4478 E JOHNSTOWN Rd

Parcel ID(s): 170-001140-00 Total Acreage: .70

From Township: JEFFERSON TWP To Municipality: GAHANNA

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

Name: JOHN B and Machiko Schaffer

Address: 4478 E JOHNSTOWN Rd
COLUMBUS, OH 43230

Phone # 614-282-1802 Fax # _____

Email: JB.SCHAFER@YAHOO.COM

Attorney/Authorized Agent Information

Name: JOHN B Schaffer

Address: 4478 E JOHNSTOWN Rd
COLUMBUS, OH 43230

Phone # 614-282-1802 Fax # _____

Email: JB.SCHAFER@YAHOO.COM

Staff Use Only

Case # ANX-19-19

Hearing Date: 10/1/19

Date Filed: 8/30/19

Fee Paid: \$250

Receipt #: 19-03303

Received By: BMF

Notification Deadline (5 days):
9/4/19

Svc Statement Deadline (20 days):
9/19/19

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/plot of property
 - List of adjacent properties

Petitioners Signature

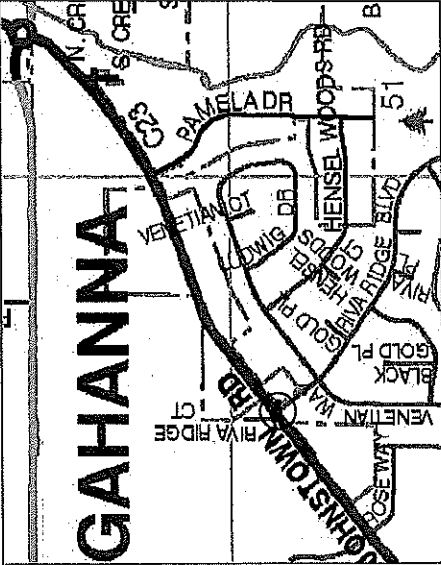
WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

John B Schaffer Aug 30, 2019 John B Schaffer Aug 30, 2019
 Property Owner Date Property Owner Date

John B Schaffer Aug 30, 2019 _____
 Attorney or Authorized Agent Date Attorney or Authorized Agent Date

PROPOSED ANNEXATION OF ±0.7 ACRES

FROM: Jefferson Township
TO: City of Gahanna



Vicinity Map

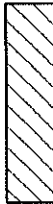
Being ±0.7 Acres, Situated in the State of Ohio, County of Franklin, Township of Jefferson, Being Lot 6 of Tri-Land as recorded in Plat Book 26, Page 37A.

Contiguity Percentage: 60%



Scale: 1" = 60'
August 14, 2019

Area to Be Annexed:



Existing City of Gahanna Corp. Line

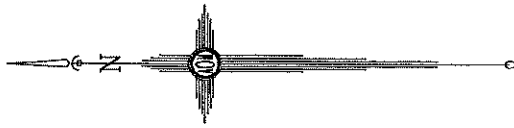
Proposed City of Gahanna Corp. Line

Myers Surveying COMPANY

2740 E. Main St., Berley, Ohio 43209-2577
(614) 235-8677 ~ (614) 235-4559 fax
info@myerssurveying.com

m.e.s. 5-01/23/2019

X - T -



RECEIVED
AUG 26 2019
Franklin County Planning Department
Columbus, Ohio, P.S.

LOT 5

Peter B. Merrida & Milla S. Merida
I.N. 20060109004872
PID: 170-001139

SOUTHEASTLY
± 335.00'

± 0.7 Acres

LOT 6
John B. ... & Michele
I.N. 201210270151296
PID: 170-001140

LOT 7

Daniel L. Miller
D.B. 3440, Pg. 254
PID: 025-021464

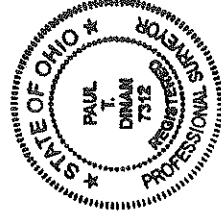
NORTHWESTLY
± 226.00'

Existing City of Gahanna
Corporation Line
Case No. 31-01, Ordinance
No. 230-01
I.N. 200202060034536

<p>LOT 24 Eris L. Wilson & Jennifer A. Wilson I.N. 201202020151296 PID: 025-023224</p>	<p>LOT 23 Lisa S. Navarro I.N. 201203200202678 PID: 025-033273</p>	<p>LOT 22 Angela M. Lucente & Chad D. Downing I.N. 201203200202677 PID: 025-033272</p>
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Woods at Rose Run
(Plat Book 106, Page 80)

± 141.00' WESTERLY



By: *Paul T. Dinan* Date: 8/14/19

Paul T. Dinan, Professional Surveyor No. 7312 Date 8-14-19

RECEIVED
AUG 30 2019
Franklin County Planning Department
Franklin County, OH
ANX-19-19

RECEIVED
AUG 30 2019
Franklin County Planning Department
Franklin County, OH

RECEIVED
AUG 26 2019
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

ANX-19-19

MyersSurveying
COMPANY

2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER August 14, 2019

0.7 Acre +/- Proposed Annexation By JRF Date 8/26/19
From: Jefferson Township
To: City of Gahanna

Situate in the State of Ohio, County of Franklin, Township of Jefferson, being Lot 6 of Tri-Land as is numbered and delineated on the recorded plat thereof, of record in Plat Book 26, Page 37A, as conveyed to John B. Schafer and Machiko Schafer in Instrument Number 201710270151296, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the northwest corner of said Lot 6, also being the northeast corner of Lot 7 of said Tri-Land, in the southeast right of way of Johnstown Road (U.S. Route 62), 60 feet wide and in the existing City of Gahanna Corporation Line as established by Case Number 69-96, Ordinance Number 129-97 and recorded in Instrument Number 199707150047468;

Thence, northeasterly, along the north line of said Lot 6, along the southeast right of way of Johnstown Road and along said City of Gahanna Corporation Line, approximately 110 feet to the northeast corner of said Lot 6 and the northwest corner of Lot 5 of said Tri-Land;

Thence, southeasterly, along the east line of said Lot 6 and along the west line of said Lot 5, approximately 315 feet to the southeast corner of said Lot 6, the southwest corner of said Lot 5, in the north line of Woods at Rose Run as recorded in Plat Book 106, Page 80 and in the City of Gahanna Corporation Line as established by Case Number 31-01, Ordinance Number 230-01 and recorded in Instrument Number 200202060034636;

Thence, westerly, along the south line of said Lot 6, along the north line of said Woods at Rose Run and along said Corporation Line as established by Case Number 31-01, approximately 141 feet to the southwest corner of said Lot 6, the southeast corner of said Lot 7 and the Corporation Line as established by Case Number 69-96;

Thence, northwesterly, along the west line of said Lot 6, along the east line of said Lot 7 and along the Corporation Line as established by Case Number 69-96, approximately 226 feet to the **POINT OF BEGINNING, CONTAINING 0.7 ACRES, MORE OR LESS.** This description was prepared from record information only and is not based on a field survey. This description is for annexation purposes only.

Contiguity = 60 Percent

Myers Surveying Company, Inc.

Paul T. Dinan 8-14-19
Paul T. Dinan, Professional Surveyor 7312
PTD/ptd
(507232019JohnstownRoadAnnexation)



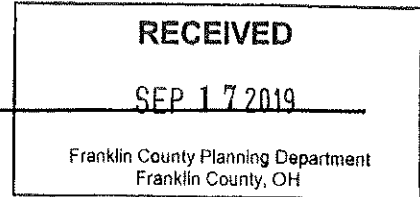


City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Resolution: RES-0010-2019



File Number: RES-0010-2019

RESOLUTION CONCERNING SERVICES TO PROPERTY PROPOSED FOR ANNEXATION: 0.7 +/- ACRES IN JEFFERSON TOWNSHIP (4478 E. Johnstown Road; John B. & Machiko Shafer, PID#170-001140) TO THE CITY OF GAHANNA, AND CITY BUFFER REQUIREMENTS AS PROVIDED IN OHIO REVISED CODE 709.023. *ANX-19-19*

WHEREAS, a Petition has been filed with the Board of County Commissioners of Franklin County, Ohio, for the annexation of approximately 0.7 +/- 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 0.7 +/- acres, located at 4478 East Johnstown Road, PID# 170-001140, 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 at 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 East Johnstown Road across the frontage of the property.
- 2) Sanitary sewer service is available from an existing 10-inch sanitary sewer main located across the street from the property on the northwest side of East Johnstown Road.
- 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.
- 4) 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 0.7 +/- 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

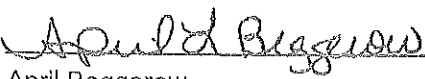
zoning regulations in effect at the time of the filing of the petition on the land adjacent to the annexation territory remaining within Jefferson Township, then Gahanna City Council will require the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the 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.

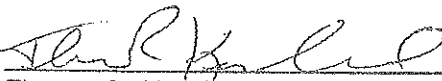
Section 3. That the Clerk of Council is hereby authorized and directed to deliver a copy of this legislation to the office of the Board of Commissioners of Franklin County, Ohio, within twenty (20) days of the date of the filing of the petition.

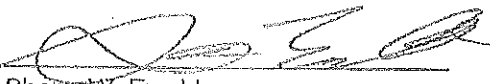
Section 4. That this Resolution shall be in full force and effect at the earliest period allowed by law.

At a meeting of the City Council on 9/16/2019, a motion was made by Michael Schnetzer, seconded by Stephen A. Renner, that this Resolution be Adopted. The motion passed.

President  Date 9/16/19
Brian Metzbower

Attest by  Date 9/17/19
April Beggerow
Clerk

Approved by the Mayor  Date 9/17/19
Thomas R. Kneeland

Approved as to Form  Date 9/16/19
Shane W. Ewald
City Attorney

Delivery Affidavit

Re: Annexation Petition for property 4478 E Johnstown Rd, Columbus, Oh 43230


On August 30, 2019 at 4:14pm, John Schafer delivered copy of Annexation petition for property 4478 E Johnstown Rd, Columbus Ohio 43230, PID 170-00140-00 to:

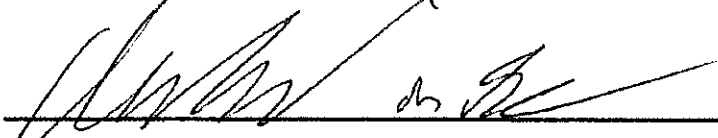
Clerk of Council, City of Gahanna, 200 S Hamilton Rd, Gahanna 43230, Received by April Beggerow.

On September 3, at 9:02am John Schafer delivered copy of Annexation petition for property 4478 E Johnstown Rd, Columbus Ohio 43230, PID 170-00140-00 to:

Jefferson Township, Franklin County, Clerk. 6545 Havens Road, Blacklick, Ohio 43004, Received by:

Mike Anderson,

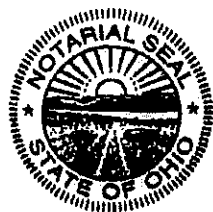
Signed:  Dated Sep 3, 2019
John B Schafer

 9/3/19
Notarized

11/18/19

RECEIVED
SEP 05 2019
Franklin County Planning Department
Franklin County, OH

ANX-19-19



ANDREW M. SIX
Notary Public, State of Ohio
My Commission Ends: 11/18/19

