

RESOLUTION NO. 17-2017

**A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR
A PROPOSED ANNEXATION OF ±475.027 ACRES FROM SCIOTO
TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT AND
DECLARING AN EMERGENCY**

WHEREAS, a petition for an Expedited II method of annexation of ±475.027 acres from Scioto Township was filed with the Board of County Commissioners of Pickaway County, Ohio on or about May 17, 2017 by Donald Plank, attorney and agent for Petitioner Lehmann Farms Limited Partnership; and

WHEREAS, R.C. 709.023(C) requires that, within twenty days of an annexation petition being filed, the municipal authority shall adopt a statement of services indicating which services the municipal corporation will provide to the territory proposed for annexation and an approximate date by which it will provide services to the territory upon annexation; and

WHEREAS, R.C. 709.023(C) requires that, within twenty days of the annexation petition being filed, the municipality to which annexation is proposed must adopt an ordinance or resolution relating to land uses and buffers if the territory proposed to be annexed is currently subject to either county zoning pursuant to Chapter 303 or township zoning pursuant to Chapter 519 of the Ohio Revised Code; and

WHEREAS, R.C. 709.023(C) defines “buffer” to include open space, landscaping, fences, walls, and other structured elements, streets and street rights-of-way, and bicycle and pedestrian paths and sidewalks; and

WHEREAS, the total perimeter of the proposed annexed territory is approximately 21,429.49 feet, of which 1,838.70 feet are contiguous with the Village, giving 8.5% contiguity, and the Village is adjacent to said territory primarily to the south of the territory.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF
COMMERCIAL POINT, OHIO THAT:**

SECTION 1. The Village of Commercial Point will provide the following municipal services for the ±475.027 acres, subject territory currently in Scioto Township (Pickaway County) immediately upon the annexation of the area to the Village of Commercial Point, Ohio:

- (a) Centralized Sanitary Sewer;
- (b) Potable Water;
- (c) Zoning under Village Ordinances;
- (d) Police;
- (e) Refuse pick up under current contract.

SECTION 2. Should the territory (a) be annexed and (b) subsequently become subject to zoning pursuant to the Village, and (c) the municipal zoning permits uses in the annexed territory that the Village Council determines are clearly incompatible with the uses permitted under current county or township zoning in the adjacent land remaining in the township from which the territory was annexed, the Village Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township should land adjacent to the territory be determined to be unincorporated territory.

SECTION 3: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of Council and that all deliberations of the Council and any of the decision making bodies of the Village of Commercial Point which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the State of Ohio.

SECTION 4: All prior legislation, or any parts thereof, which is/are inconsistent with this Resolution is/are hereby repealed as to the inconsistent parts thereof.

SECTION 5: Council declares this to be an emergency measure immediately necessary for the preservation of the public peace, health, and safety of this municipality and the further reason that this services resolution must be filed with the Board of County Commissioners no later than June 6, 2017. Wherefore, provided this Resolution receives the required affirmative votes of Council, this Resolution shall take effect and be in force immediately upon passage by Council and approval by the Mayor.

Vote on Suspension of Readings:

Motion by: Mark Geiger 2nd Brad Laxton

Roll Call:

Yes Mark Geiger
Yes David Sadler

Yes Ben Townsend
Yes Brad Laxton

 Scott O'Neil
Yes Becky Blevins

Vote on Passage of the Resolution and declaring it an emergency:

Motion by: David Sadler 2nd Mark Geiger

Roll Call:

Yes Mark Geiger
Yes David Sadler

Yes Ben Townsend
Yes Brad Laxton

Yes Scott O'Neil
Yes Becky Blevins

Adopted this 5th day of June, 2017.



Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

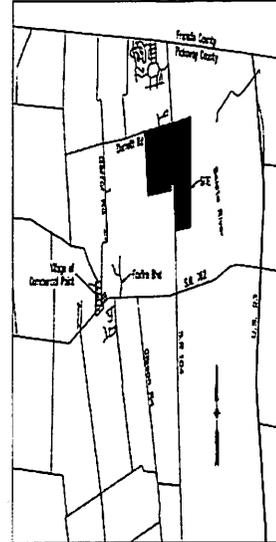
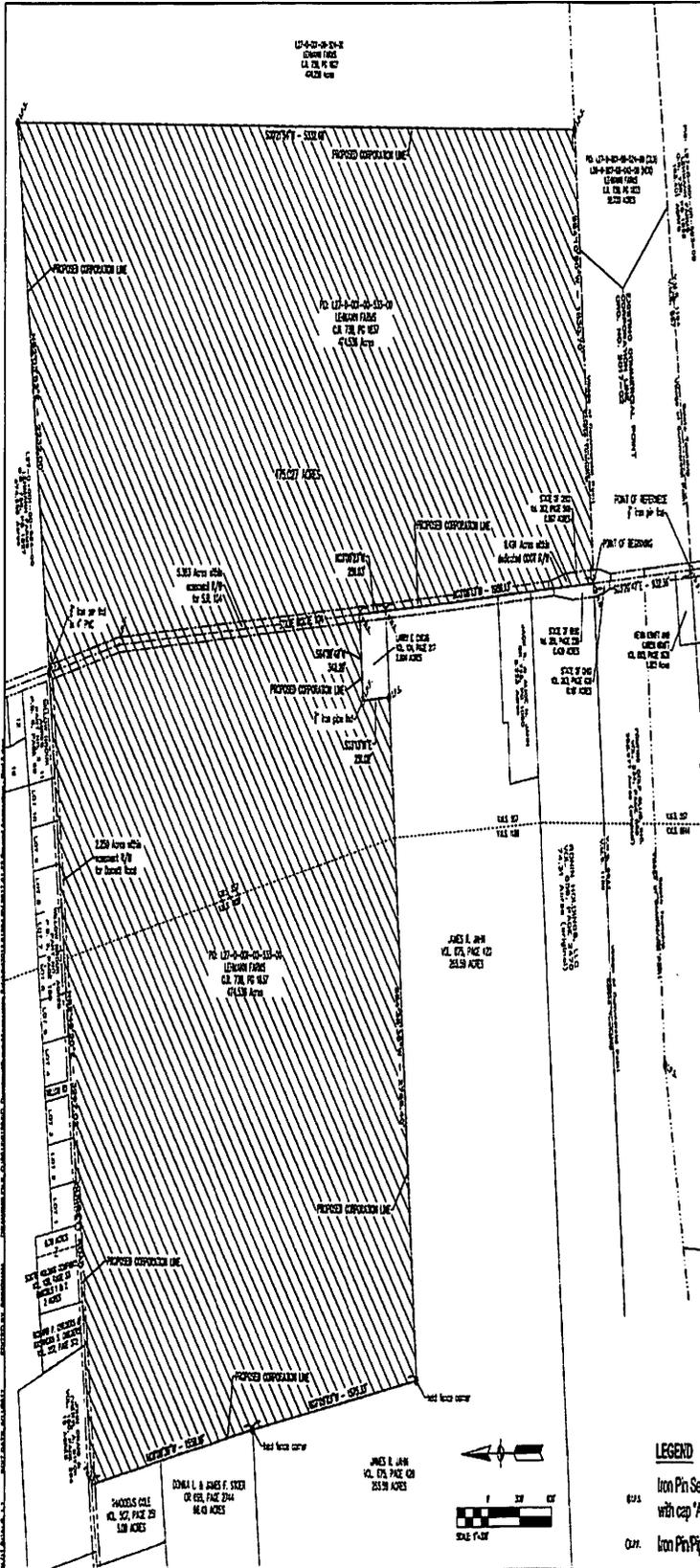
Approved as to Form:



Michael D. Hess, Law Director

ANNEXATION PLAT OF 475.027 ACRES
FROM SCIOTO TOWNSHIP
TO VILLAGE OF COMMERCIAL POINT

VIRGINIA MILITARY SURVEY NOS. 557 & 1189



LOCATION MAP
(Not To Scale)

ACREAGE TABLE

PARCEL ID	ADJACENT ACREAGE	ANNEXED ACREAGE
174-481-48-43-01	475.027 Acres	475.027 Acres
State of Ohio Fee RW	0.00	0.01 Acres

Total Perimeter of New Annexation Area = 11,425.07'
Length of Existing Adjoining Corporation Line = 1,020.77'
Percent of Contiguity with Existing Adjoining Corporation Line = 8.95%

BASES FOR BEARINGS
Bearings shown here on are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing an GPS survey and NGS GPS solution.

This plat was prepared based on an actual field survey of the premises and is true and correct to the best of my knowledge and belief.

Amateur Surveyor, Inc.



[Signature]
Date: _____
Professional Surveyor No. 1428

LEHMAN FARM ANNEXATION NO. 2 - PART 2 - 475.027 ACRES			
Scale	Date	Project No.	EXPLANATION
1" = 330'	08/20/2017		
1 of 1			

LEGEND
 01A. Iron Pin Set (1/2" dia. x 30" long rebar with cap "ASI PS 8438")
 02A. Iron Pin/Pipe Found