

RESOLUTION NO. 19-2017

**A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR  
A PROPOSED ANNEXATION OF ±439.016 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 ±439.016 acres from Scioto Township was filed with the Board of County Commissioners of Pickaway County, Ohio on or about May 17, 2017 by Molly Gwin, attorney and agent for Petitioner Ball Family Farms, Ltd.; 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 26,081.56 feet, of which 1,917.75 feet are contiguous with the Village, giving 7.35% contiguity, and the Village is adjacent to said territory primarily to the north and west 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 ±439.016 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: David Sadler 2<sup>nd</sup> Mark Geiger

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: Brad Laxton 2<sup>nd</sup> Becky Blevins

Roll Call:

Yes Mark Geiger  
Yes David Sadler

Yes Ben Townsend  
Yes Brad Laxton

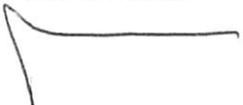
Yes Scott O'Neil  
Yes Becky Blevins

Adopted this 5<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
Gary Joiner, Mayor

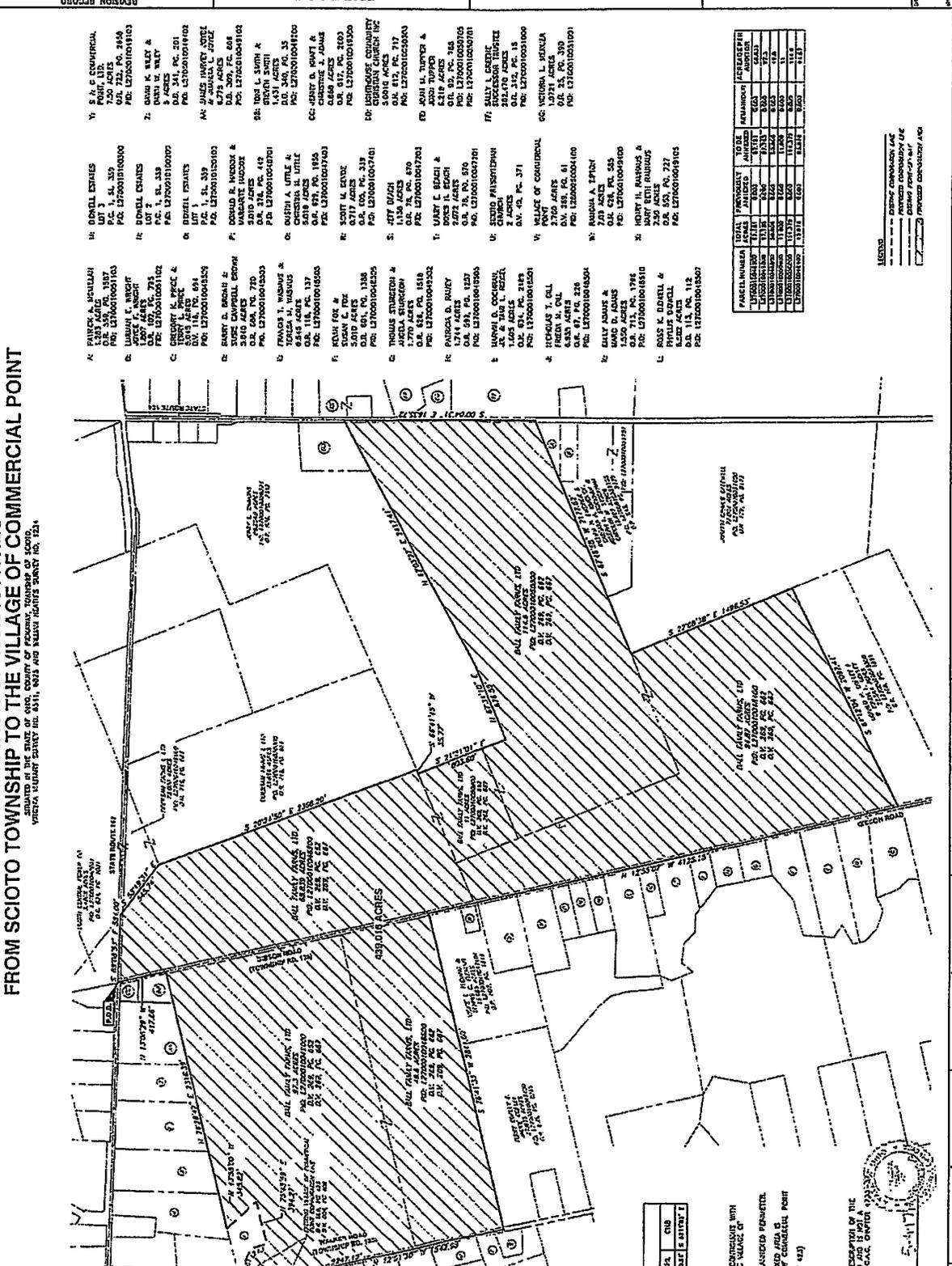
  
\_\_\_\_\_  
Wendy Hastings, Fiscal Officer

Approved as to Form:

  
\_\_\_\_\_  
Michael D. Hess, Law Director

# ANNEXATION OF 439.016 ACRES FROM SCIOTO TOWNSHIP TO THE VILLAGE OF COMMERCIAL POINT

SITUATED IN THE STATE OF OHIO, COUNTY OF KENTON, TOWNSHIP OF SCIOTO,  
VICTORIA LUDWIG SURVEY NO. 4311, 4033 AND NEARBY NEARBY SURVEY NO. 7234



LINE	DIRECTION	LENGTH
1	E 89° 15' 30" W	1.212
2	S 89° 15' 30" W	1.212
3	S 89° 15' 30" W	1.212
4	E 89° 15' 30" W	1.212

CURVE / POINTS	CHORD	LENGTH	CHORD BEARING	CHORD DISTANCE
1	1	1.212	E 89° 15' 30" W	1.212
2	2	1.212	S 89° 15' 30" W	1.212
3	3	1.212	S 89° 15' 30" W	1.212
4	4	1.212	E 89° 15' 30" W	1.212

**COMMUNITY CALCULATION**  
 18725 ANNUAL LIFE OF FRUITFUL & CONTINUOUS WITH  
 COMMERCIAL POINT  
 A TOTAL OF 24,013.55 LOCAL FEET OF ANNUOUS RESIDENTS  
 2,348 OF THE FRUITFUL & CONTINUOUS WITH ANNUOUS  
 COMPARED TO THE EXISTING VILLAGE OF COMMERCIAL POINT  
 (CH. 634, SEC. 106 & 634, SEC. 106, PAGE 443)

THIS ANNEXATION PLAN IS A GENERAL REPRESENTATION OF THE  
 LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A  
 GUARANTEE OF THE LOCATION OF PROPERTY AS SHOWN BY THE CHAL. OFFICER  
 OF THE TOWNSHIP OF SCIOTO, OHIO, 2011

*Victoria Ludwig*  
 Victoria Ludwig  
 2011

**PROPOSED ANNEXATION OF 439.016 ACRES**

Civil & Environmental Consultants, Inc.  
 220 Oak Wilson Bridge Road - Suite 220 - Worthington, OH 43085  
 614-543-8232 - 614-543-8233

PARCEL NUMBER	TOTAL ACRES	FRUITFUL ANNUOUS	CONTINUOUS ANNUOUS	RESIDENTS
1	1.212	1.212	0.000	1.212
2	1.212	1.212	0.000	1.212
3	1.212	1.212	0.000	1.212
4	1.212	1.212	0.000	1.212
5	1.212	1.212	0.000	1.212
6	1.212	1.212	0.000	1.212
7	1.212	1.212	0.000	1.212
8	1.212	1.212	0.000	1.212
9	1.212	1.212	0.000	1.212
10	1.212	1.212	0.000	1.212
11	1.212	1.212	0.000	1.212
12	1.212	1.212	0.000	1.212
13	1.212	1.212	0.000	1.212
14	1.212	1.212	0.000	1.212
15	1.212	1.212	0.000	1.212
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49	1.212	1.212	0.000	1.212
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51	1.212	1.212	0.000	1.212
52	1.212	1.212	0.000	1.212
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54	1.212	1.212	0.000	1.212
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95	1.212	1.212	0.000	1.212
96	1.212	1.212	0.000	1.212
97	1.212	1.212	0.000	1.212
98	1.212	1.212	0.000	1.212
99	1.212	1.212	0.000	1.212
100	1.212	1.212	0.000	1.212

LEGEND  
 - - - - - EXISTING ANNEXATION PLAN  
 - - - - - PROPOSED ANNEXATION PLAN  
 - - - - - EXISTING PROPERTY LINE  
 - - - - - PROPOSED PROPERTY LINE

REVISION RECORD

DATE: 01/11/11  
 BY: JLM  
 DESCRIPTION: INITIAL PLAN

SCALE: AS SHOWN

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