

TEMPORARY ORDINANCE NO. 39-23

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 8.9 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code ("ORC") Sections 709.021 and 709.023, on October 31, 2023, the City of Lancaster received Petitioner's Expedited Type II Petition for Annexation of 8.9 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement which authorizes the City to receive and approve zoning and other development plans, subject to final acceptance of the annexation; and

WHEREAS, the City wishes to accept the Petition for Annexation and consent to the annexation pursuant to ORC Section 709.023(D); now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. That the City of Lancaster hereby accepts a Petition for Expedited Type II Annexation of 8.9 +/- acres herein described in Exhibit A, and consents to the annexation thereof.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 8.9 +/- acres described in Exhibit A, as an Expedited Type II annexation pursuant to ORC Sections 709.021 and 709.023.

SECTION 3. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development and remediate the City's acute housing shortage; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Economic Development Committee

I, Teresa L. Sandy, Clerk of Council do hereby certify that on _____, 2023 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council

NOTICE OF FILING OF PETITION FOR ANNEXATION

To: Teresa Sandy
Clerk of the Council of the City of Lancaster
104 E. Main Street
Lancaster, Ohio 43130

Re: Proposed annexation of 8.9 +/- acres in Greenfield Township, Fairfield County, Ohio to the City of Lancaster, Ohio.

In accordance with Section 709.023(B) of the Ohio Revised Code, notice is hereby given that a petition for annexation to the City of Lancaster, Ohio, for 8.9+/- acres, more or less, in Greenfield Township, Fairfield County, Ohio, was filed with the Board of County Commissioners of Fairfield County, Ohio, on the 31 day of October 2023. Attached hereto and made a part hereof is the petition for annexation to which the legal description of the 8.9+/- acres and the plat therefore are attached.

Date: 10-31-23


Elizabeth Seedorf, Agent for Petitioner
52 East Gay Street
Columbus, Ohio 43215
Telephone: 614-464-6363

Received by City of Lancaster this 31st day of October, 2023. @ 10:44 a.m

Signature: Teresa Lee Sandy
Name: Teresa Lee Sandy

RECEIVED

OCT 31 2023

Fairfield County
Commissioners

**PETITION FOR ANNEXATION
TO THE CITY OF LANCASTER, OHIO
OF 8.9+/-ACRES, MORE OR LESS, IN
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO**

Now comes the undersigned, petitioner in the premises and being the sole owner of a certain area as hereinafter described, consisting of 8.9+/-acres, more or less, in Greenfield Township, Fairfield County, Ohio, which is contiguous and adjacent to the City of Lancaster, Ohio, according to the statutes of the State of Ohio. Said area is situated in the Township of Greenfield, County of Fairfield, and State of Ohio; and an accurate legal description of the perimeter is attached hereto and made a part hereof as Exhibit "A" and an accurate map of the territory proposed for annexation is attached hereto and made a part hereof as Exhibit "B".

This petition is for an Expedited II annexation, under Sections 709.021 and 709.023 of the Ohio Revised Code.

Elizabeth Seedorf, Esq., of 52 East Gay Street, Columbus, Ohio 43215, is the person to act as agent for the undersigned petitioner(s) as required by Section 709.02 of the Ohio Revised Code. Said agent is hereby authorized to make any amendment and/or deletion which is in her absolute and complete discretion necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the County Engineer in his/her examination of the petition and plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County Commissioners on, or after the date set for hearing on this petition.

The total number of owners in the territory sought to be annexed is one, and the one owner signed this annexation petition. The person(s) who signed this petition are the only owners of the real estate located within the territory proposed for annexation and constitutes all of the owners of the real estate in that territory. This petition may be signed in parts.

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.

<u>Name</u>	<u>Address</u>	<u>Lot No. or Acreage</u>	<u>Date Signed</u>
JB 2750, LLC	511 SW PORT ST. LUCIE Blvd	8.9+/- acres	October 30, 2023
By: <i>[Signature]</i>	PORT ST. LUCIE, FL 34953		
Print Name: <u>John A. Greza</u>			
Title: <u>MM</u>			

RECEIVED

OCT 31 2023

Fairfield County
Commissioners

List of Surrounding Property Owners:

2330 Columbus Lancaster Road LLC
Parcel No. 0140100000
777 W Orange Road
Delaware, Ohio 43015

Tammy S. Bukky
Parcel No. 0532252200
2704 Hardwood Avenue
Lancaster, Ohio 43130

Coughlin Properties of Lancaster LLC
Parcel No. 0140100300 and 0140100200
P.O. Box 1474
Pataskala, Ohio 43062

Michael Hubbard
Parcel No. 0532223500
1188 Stone Run Court
Lancaster, Ohio 43130

Board of Education Lancaster City Schools
Parcel No. 0630010100 and 0630010300
345 E. Mulberry Street
Lancaster, Ohio 43130

Taylor Real Estate LTD
c/o Milt Taylor
Parcel No. 0532003662
1164 Stone Run Court
Lancaster, Ohio 43130

Todd R. Strope
Parcel No. 0532251600
2731 Prairie Grass Avenue
Lancaster, Ohio 43130

SCF RC Funding III LLC
c/o 84 Lumber Co
Parcel No. 0532003666
1019 Rt. 519
Eighty Four, Pennsylvania 15330

Bo B. Olsen and Kristin J. Surv
Parcel No. 0532251700
2728 Hardwood Avenue
Lancaster, Ohio 43130

David M. Keaton and Crystal K. Keaton
Parcel No. 0532252300
2698 Hardwood Avenue
Lancaster, Ohio 43130

FKH SFR C1 LP
c/o First Key Homes LLC
Parcel No. 0532251800
1850 Parkway Place Suite 900
Marietta, Georgia 30067

Joseph B. Weidner and Teresa L. Surv
Parcel No. 0532251900
2716 Hardwood Avenue
Lancaster, Ohio 43130

Mark E. Bohach and Arlene Surv
Parcel No. 0532252000
2712 Hardwood Avenue
Lancaster, Ohio 43130

Scot A. McGinty and Michele L. Surv
Parcel No. 0532252100
2708 Hardwood Avenue
Lancaster, Ohio 43130