

TEMPORARY ORDINANCE NO. 34-25

PERMANENT ORDINANCE NO. 30-25

AN ORDINANCE TO ACCEPT A PETITION FOR THE EXPEDITED TYPE 2 ANNEXATION OF 163.609 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, TO PROVIDE A BUFFER FOR INCOMPATIBLE LAND USE PURSUANT TO OHIO REVISED CODE 709.023(C), AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code (“ORC”) Sections 709.021 and 709.023, on July 10, 2025, the City of Lancaster was served with Petitioner’s Expedited Type 2 Petition for Annexation of 163.609 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement pursuant to Permanent Resolution 54-25 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); and

WHEREAS, ORC 709.023(C) requires that the City adopt an ordinance that states “if the territory is annexed and becomes subject to zoning by the municipal corporation and that municipal zoning permits uses in the annexed territory that the municipal corporation determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the legislative authority of the municipal corporation 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”; and

WHEREAS, the City has yet to pass an ordinance to establish the zoning for newly annexed territory; 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 the Petition for Expedited Type 2 Annexation of 163.609 +/- acres herein described in Exhibit 1, 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 163.609 +/- acres described in Exhibit 1, as an Expedited Type 2 annexation pursuant to ORC Sections 709.021 and 709.023.

SECTION 3. That if the 163.609 +/- acre territory is annexed and becomes subject to zoning by the City of Lancaster and the City’s zoning permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under current township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the legislative authority of the City 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.

SECTION 4. 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 within the City; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: July 14, 2025 after 1 reading. Vote: Yeas 9 Nays 0

Approved: July 14, 2025

Clerk: [Signature]

[Signature]
President of Council

Jon A. McDaniel
Mayor

Offered by: Mayra Hoop

Second by: Michael Weing

Requested by Economic Development Committee



ANNEXATION FROM GREENFIELD TOWNSHIP
TO THE CITY OF LANCASTER ~ 163.609 ACRES

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, and containing 163.609 acres of land, more or less, and being part of Sections 28, 32 and 33, Township 15 North, Range 19 West, and being all of that 66.199 acre residual tract of land (Parcel # 0140112500) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, (all reference used in this description refer to the Records of the Recorder's Office, Fairfield County, Ohio), also being 73.720 acres out of that 73.934 acre residual tract of land (Parcel # 0140112300) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 0.47 acre residual tract of land (Parcel # 0140104200) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 2.72 acre tract of land (Parcel # 0140101500) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 20.500 acre Parcel 24-WL (Parcel # 0140112510) conveyed to State of Ohio, of record in Official Record 1442, Page 391, said 163.609 acre Annexation Parcel being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said Section 28, also being the northwesterly corner of said Section 33, also being the northeasterly corner of said Section 32, also being the southeasterly corner of Section 29, Township 15 North, Range 19 West;

Thence with the southerly line of said Section 28, also with the northerly line of said Section 33, South 85°56'33" East, a distance of 910.91 feet to the southwesterly corner of that 33.44 acre tract of land conveyed to Kenton F. Ridenour & Kenton D. Ridenour, also being the southwesterly corner of the existing Corporation Line of the City of Lancaster (Ordinance Number 11-05), and being the true point of beginning of the herein described 163.609 acre Annexation to the City of Lancaster;

Thence with said City of Lancaster Corporation Line, also with the southerly line of said 33.44 acre Ridenour tract, South 85°56'33" East, a distance of 1008.35 feet to the northwesterly corner of that 21.000 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202300001041 and Instrument Number 202300001036, also being a northwesterly corner the existing Corporation Line of the City of Lancaster (Ordinance Number 49-69);

Thence with said City of Lancaster Corporation Line, also with the westerly line of said 21.000 acre Lancaster Port Authority tract, and continuing with the westerly line of that 19.210 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202500003121, South 4°05'43" West, a distance of 1325.08 feet to the southwesterly corner of said 19.210 Lancaster Port Authority tract, also being the northwesterly corner of that 23.846 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202500003122, also being the northeasterly corner of that 20.611 acre tract of land conveyed to City of Lancaster, Ohio, of record in Official Record 1797, Page 1546, also being a northeasterly corner of the existing Corporation Line of the City of Lancaster (Ordinance Number 16-20);

Thence with said City of Lancaster Corporation Line, also with northwesterly lines of said 20.611 acre City of Lancaster tract, the following seven courses:

- 1) South 81°43'12" West, a distance of 86.90 feet to a point;
- 2) South 61°07'47" West, a distance of 517.62 feet to a point;
- 3) South 49°52'10" West, a distance of 129.01 feet to a point;
- 4) South 66°14'26" West, a distance of 180.50 feet to a point;
- 5) South 57°10'33" West, a distance of 287.48 feet to a point;
- 6) South 45°48'00" West, a distance of 309.32 feet to a point;
- 7) South 15°30'17" West, a distance of 337.77 feet to a point on the northerly line of that 1.675 acre Parcel 24-WV1 conveyed to the City of Lancaster, of record in Instrument Number 202300002016;

Thence with northerly lines said 1.675 acre City of Lancaster Parcel 24-WV1, the following two courses:

- 1) North 79°34'45" West, a distance of 118.80 feet to a point;
- 2) North 88°03'24" West, a distance of 174.35 feet to a point in the easterly line of the aforesaid 20.500 acre State of Ohio Parcel 24-WL;

Thence with easterly, southerly and westerly lines of said 20.500 State of Ohio Parcel 24-WL;

- 1) South 6°00'44" West, a distance of 119.48 feet to the southeasterly corner of said 20.500 acre State of Ohio Parcel 24-WL;
- 2) North 86°06'43" West, a distance of 350.24 feet to the southwesterly corner of said 20.500 acre

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Fairfield County
Commissioners

- State of Ohio Parcel 24-WL;
- 3) North $4^{\circ}06'54''$ East, a distance of 108.00 feet to the northeasterly corner of that 1.066 acre Parcel 24-WV conveyed to the State of Ohio, of record in Official Record 1442, Page 391;

Thence with northerly and westerly lines of said 1.066 acre State of Ohio Parcel 24-WV, the following two courses:

- 1) South $87^{\circ}16'50''$ West, a distance of 678.03 feet to a point;
- 2) South $3^{\circ}53'11''$ West, a distance of 13.50 feet to a point in the northerly Right of Way line of Wilson Road (R/W varies);

Thence with the northerly Right of Way line of said Wilson Road, North $86^{\circ}06'49''$ West, a distance of 565.64 feet to a point in the easterly line of that 50.3 acre tract of land conveyed to Toni M. Kraner, Tr., and Tracy T. Kraner, Tr., of record in Official Record 1679, Page 1841;

Thence with the easterly line of said 50.3 acre Kraner tract North $4^{\circ}06'53''$ East, a distance of 2634.46 feet to a point in the southerly line of that 34.579 acre tract of land conveyed to Lowell F. Miller, of record in Instrument Number 202400017996, also being in the southerly line of said Section 29, also being in the northerly line of said Section 32;

Thence with the northerly line of said Section 32, also with the southerly line of said Section 29, also with the southerly line of said 34.579 acre Miller tract, South $85^{\circ}56'51''$ East, a distance of 1238.80 feet to the southwesterly corner of said Section 28, also being the northwesterly corner of said Section 33, also being the northeasterly corner of said Section 32, also being the southeasterly corner of said Section 29;

Thence with the southerly line of said 34.579 acre Miller tract, continuing with the southerly line of that 12.838 acre Parcel 29-WL conveyed to State of Ohio, of record in Official Record 1252, Page 937, and continuing with the southerly line of that 14.557 acre tract of land conveyed to Lowell F. Miller, of record in Instrument Number 202400017996, North $69^{\circ}26'30''$ East, a distance of 562.79 feet to a point;

Thence continuing with the southerly line of said 14.557 acre Miller tract, North $76^{\circ}48'14''$ East, a distance of 420.36 feet to the northeasterly corner of said 14.557 Miller tract, also being in the westerly line of the aforesaid 33.44 acre Ridenour tract, also being in the existing Corporation Line of the City of Lancaster (Ordinance Number 11-05);

Thence with said City of Lancaster Corporation Line, also with the westerly line of said 33.44 acre Ridenour tract, South $4^{\circ}24'17''$ West, a distance of 359.22 feet to the point of beginning, and containing 163.609 acres of land, more or less.

Subject to all restrictions, easements, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The easterly Right of Way line of U.S. Route 33 was assigned a bearing of North $5^{\circ}34'01''$ East as described in Official Record 1442, Page 391, Recorder's Office, Fairfield County, Ohio, and as shown on ODOT Centerline & Right of Way Plan "FAI-33-7.31".

Contiguity Note: Total perimeter of annexation area is 11525 feet, of which 4541 feet are contiguous with the City of Lancaster, resulting in 39% contiguity.

Annexation description prepared by Kevin Beechy, Ohio Professional Surveyor No. 7891, of Sands Decker, and is based upon survey data and record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

This Annexation includes the following Parcels:

- 0140112500 ~ 66.199 Acres
- 0140101500 ~ 2.72 Acres
- 0140104200 ~ 0.47 Acre
- 0140112300 ~ 73.720 Acres
- 0630010400 ~ 20.500 Acres

Kevin Beechy 7/19/25
Kevin Beechy Date
Ohio Professional Surveyor No. 7891



**PROPOSED ANNEXATION OF ±163.609 ACRES FROM
GREENFIELD TOWNSHIP TO THE CITY OF LANCASTER**
SITUATED IN AND BEING PART OF
SECTIONS 28, 32 AND 33, TOWNSHIP 15 NORTH, RANGE 19 WEST
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO



OFFICES

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

NOTES

Basis of Bearings: The easterly Right of Way line of U.S. Route 33 was assigned a bearing of North 5°34'01" East as described in Official Record 1442, Page 391, Recorder's Office, Fairfield County, Ohio, and as shown on ODOT Centerline & Right of Way Plan "FAI-33-7.31.

All linear dimensions shown are in feet or decimal parts thereof.

Surveys used: 1483, 2110, 2506, 2889, 3122, 3352, 7617, 15908, 16169, 19744, 20099, 20563, 20782.

Contiguity Note: Total perimeter of annexation area is 11525 feet, of which 4541 feet are contiguous with the City of Lancaster, resulting in 39% contiguity.

Annexation Exhibit prepared from survey data, and record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.



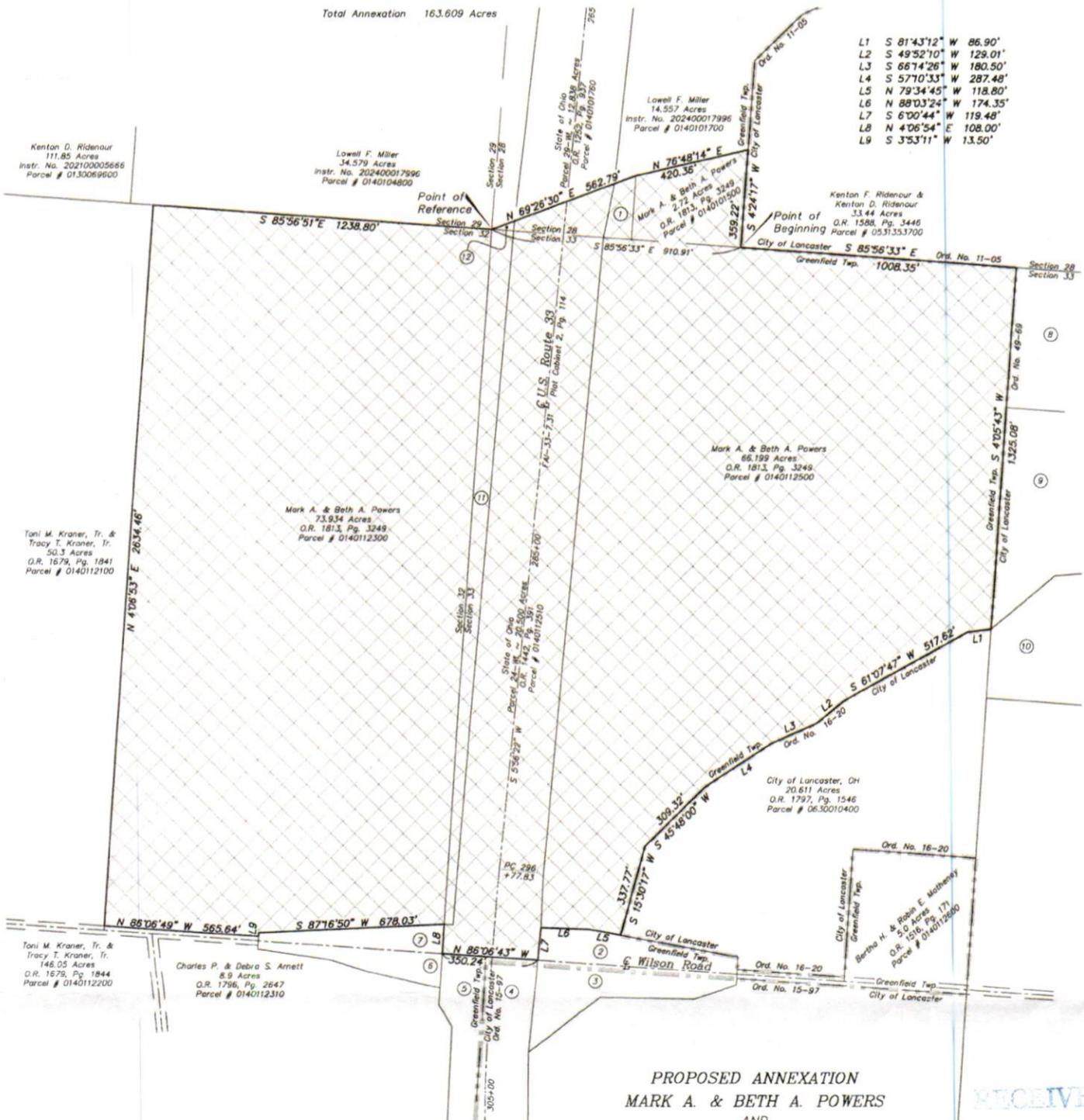
LEGEND

- Existing Lancaster Corp. Line
- Proposed Lancaster Corp. Line
- Area to be Annexed (±163.609 Acres)

ACREAGE BREAKDOWN

Parcel #	Owner	Deed	Total Area	Area to be Annexed
0140112500	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	66.199 Acres	66.199 Acres
0140101500	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	2.72 Acres	2.72 Acres
0140104200	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	0.47 Acre	0.47 Acre
0140112300	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	73.934 Acres	73.720 Acres
0140112510	State of Ohio	O.R. 1442, Pg. 391	20.500 Acres	20.500 Acres
			Total Annexation	163.609 Acres

#	Owner	Deed	Parcel # & Area
1	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	0140104200 (part of 0.47 Acre)
2	City of Lancaster	Instr. No. 202300002016	0140112520 (Parcel 24-WV 1.675 Acres)
3	City of Lancaster	Instr. No. 202300002017	0531344030 (Parcel 22-WV 2.390 Acres)
4	State of Ohio	O.R. 1321, Pg. 141	0531344020 (Parcel 22-WV 15.744 Acres)
5	State of Ohio	O.R. 1274, Pg. 2039	0140112411 (Parcel 21-WV 3.523 Acres)
6	State of Ohio	O.R. 1340, Pg. 555	0140112311 (Parcel 23-WV 1.098 Acres)
7	State of Ohio	O.R. 1442, Pg. 391	0140112320 (Parcel 24-WV 1.066 Acres)
8	Lancaster Port Authority	Instr. No. 202300001041	0531004100 (21.000 Acres)
9	Lancaster Port Authority	Instr. No. 202300001036	0531004004 (19.210 Acres)
10	Lancaster Port Authority	Instr. No. 202500003121	0531004003 (23.846 Acres)
11	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	0140112500 (part of 66.199 Acres)
12	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	0140104200 (part of 0.47 Acre)



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Annexation prepared by:
Kevin Beechy 7/9/25
Kevin Beechy Date
Ohio Professional Surveyor No. 7891

PROPOSED ANNEXATION
MARK A. & BETH A. POWERS
AND
STATE OF OHIO
TO THE
CITY OF LANCASTER, OHIO
FROM
GREENFIELD TWP. FAIRFIELD COUNTY ~ 163.609 ACRES

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Commissioners