

TEMPORARY ORDINANCE NO. 27-21

PERMANENT ORDINANCE NO. 37-21

AN ORDINANCE TO ACCEPT A PETITION FOR THE ANNEXATION OF 25.8723 +/- ACRES IN HOCKING TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, on May 26, 2021, the City of Lancaster received a copy of the Petition for Annexation of 25.8723 +/- acres from Hocking 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 finally accept the Petition for Annexation;

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 Annexation of 25.8723 +/- acres herein described in Exhibit A.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 25.8723 +/- acres described in Exhibit A, as a boundary conforming regular annexation pursuant to ORC 709.03.

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety, and welfare and in the interest of economic development. Therefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: 11/22/21 after 3rd reading. Vote: Yeas 8 Nays 0

Approved: 11/22/21

Clerk: Teresa L. Sandy

Offered by: Don G. M. Daniel

Second by: Kurt M. Cant

Requested by Economic Development Committee

Deed C. Miller  
President of Council

David C. Scheyffer  
Mayor

I, Teresa L. Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2021 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council

Received  
May 26, 2021  
@ 11:56 a.m.  
TSandy

**NOTICE OF FILING PETITION FOR ANNEXATION  
RE: ANNEXATION OF 25.8723 +/- ACRES  
FROM HOCKING TOWNSHIP TO THE CITY OF LANCASTER**

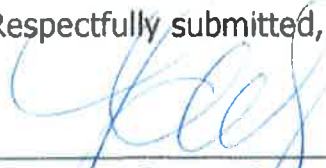
To: Teresa Lee Sandy, Clerk  
Lancaster City Council  
104 E Main St.  
Lancaster, Ohio 43130

You are hereby notified that on the 25th day of May, 2021, at approximately 9 a.m., the undersigned, as Agent for the Petitioner, filed a Petition for Annexation in the office of the Board of County Commissioners of Fairfield County, Ohio.

Said Petition prays for annexation to the City of Lancaster, Ohio, of 25.8723 acres in Hocking Township. A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

A hearing to review the annexation will be held on July 27 at 6 p.m. in the Commissioners' Hearing Room located at 210 East Main Street, Room 301, Lancaster, Ohio 43130.

Respectfully submitted,

  
\_\_\_\_\_  
Laura MacGregor Comek, Esq.  
17 S. High Street, Ste 700  
Columbus, Ohio 43215  
Phone: (614) 560-1488  
Agent for Petitioner

cc: Fairfield County Commissioners

RECEIPT OF THE AFOREMENTIONED DOCUMENTS IS HEREBY ACKNOWLEDGED  
THIS 26<sup>th</sup> DAY OF May, 2021.

  
\_\_\_\_\_  
Clerk, Lancaster City Council



**A resolution to establish a public hearing for an annexation petition received from Ms. Laura MacGregor Comek, Esq., agent for Love's, requests to annex 25.8723 +/- acres from Hocking Township into the City of Lancaster**

**WHEREAS**, Ms. MacGregor Comek, agent for Love's, requests to annex 25.8723 +/- acres from Hocking Township into the City of Lancaster; and,

**WHEREAS**, Section 709.03 of the Ohio Revised Code, provides that when the Board of County Commissioners is in receipt of a regular annexation petition, the Board shall set the date, time, and place for the hearing on the petition and shall notify the agent for the petitioners; and,

**WHEREAS**, pursuant to R.C. 709.014(B), the Board of County Commissioners can appoint its Clerk or County Administrator, via resolution, to set the date, time, and place for hearings and provide associated notices to the agent for the petitioners in the Board's stead.

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**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF FAIRFIELD, STATE OF OHIO:**

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**SECTION 1:** that Tuesday, July 27, 2021 at 6:00 p.m. at the Office of The Fairfield County Commissioners, 210 East Main Street, Lancaster, is hereby fixed as the time and place for public hearing for the above annexation.

**SECTION 2:** that the Acting Clerk of this Board be and is hereby directed to provide the agent of the petitioner with notification of the date, time, and place for the public hearing.

**Resolution No. 2021-05.25.dd**

**A resolution to establish a public hearing for an annexation petition received from Ms. Laura MacGregor Comek, Esq., agent for Love's, requests to annex 25.8723 +/- acres from Hocking Township into the City of Lancaster**

(Fairfield County Commissioners)

Upon the motion of Commissioner Jeffrey M. Fix, seconded by Commissioner Steven A. Davis, this resolution has been Adopted:

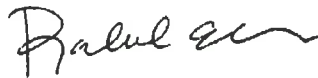
Voting:

David L. Levacy, President	Aye
Jeffrey M. Fix, Vice President	Aye
Steven A. Davis	Aye

Board of County Commissioners  
Fairfield 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, Fairfield County, Ohio on the date noted above.



Rachel Elsea  
Board of County Commissioners  
Fairfield County, Ohio

RECEIVED  
MAY 25 2021

**PETITION FOR ANNEXATION OF 25.8723 +/- ACRES  
FROM HOCKING TOWNSHIP TO THE CITY OF LANCASTER, OHIO**

To the Board of Commissioners of Fairfield County, State of Ohio:

Now comes the undersigned Petitioner, being the sole owner of certain real property situated in the County of Fairfield, Township of Hocking, which property is contiguous and adjacent to the City of Lancaster, to wit, see the legal description attached hereto as Exhibit "A."

The undersigned Petitioner requests that said real property be annexed to the City of Lancaster, in accordance with the statutes of the State of Ohio, specifically §709.02 and §709.03 as a Regular Annexation proceeding. There is one (1) owner of real estate in the territory sought to be annexed.

The territory sought to be annexed with this Petition is contiguous to the City of Lancaster corporate boundaries. On balance, the general good of the territory sought to be annexed will be served, and the benefits to the territory and the surrounding area will outweigh detriments, if any, to the territory sought to be annexed and surrounding area. The territory is not unreasonably large. No road segmentation issues are created with this annexation. No island of unincorporated area is being created by this annexation.

Laura MacGregor Comek, Esq., 17 S. High Street, Ste. 700, Columbus, Ohio, 43215, is hereby authorized to act as Agent for the Petitioner in securing such annexation. Said Petitioner's Agent is hereby authorized to make any or all amendments and/or deletions to the Petition, map, plat or description which, in their absolute and complete discretion, are proper under the circumstances then existing. In addition, the Petitioner's Agent is authorized to make such amendments and/or deletions to the Petition, map, plat or description in order to correct any discrepancy or mistake noted by the County Engineer, or other, in their examination of the Petition, map, plat or description. Amendments to correct the map, plat or description may be made by the presentation of an amended map, plat or description to the Board of County Commissioners on, before or after the date set for hearing of this Petition.

An accurate map approved by the Fairfield County Engineer (preliminary approval) is attached hereto and made a part of this Petition as Exhibit "B."

Respectfully submitted,

Mary E. Reedy  
Mary E. Reedy

Date: May 3, 2021

Parcel Nos.: 0180026110, 0180026160

Addressed: 0 LANCASTER-CIRCLEVILLE RD SW

## EXHIBIT A

### PARCEL TO BE ANNEXED TO THE CITY OF LANCASTER

Situated in the State of Ohio, County of Fairfield, Township of Hocking, Township 14, Range 19, Section 4.

Being all of a record 13.031 and 7.10 acre parcel conveyed to Mary E. Reedy (OR Book 1746, Page 1597, all of a record 0.32 acre parcel conveyed to State of Ohio (OR Book 1121, Page 1645), all of a record 4.16 and 0.90 acre parcel conveyed to State of Ohio (OR Book 1198, Page 1921) and part of a record 0.76 acre parcel conveyed to State of Ohio (OR Book 1198, page 1921) and being more fully described as follows:

Beginning at a 3/4 inch iron pin found 176.84 feet left of Station 379+58.91 of the centerline survey of U.S.R. 33 for FA1- 33-7.31, said iron pin is located South 85 degrees 46'31" East a distance of 461.40 feet from the Southwest corner of Section 4;

Thence North 15 degrees 25'24" West along the limited access right-of-way line of U.S.R. 33, a distance of 492.37 feet to a 3/4" iron pin found;

Thence North 3 degrees 21'21" West continuing along the limited access right-of-way line of U.S.R. 33, a distance of 882.13 feet to a 3/4" iron pin found on the southerly right-of-way line of State Route 188;

Thence South 80 degrees 08'51" East along the southerly right-of-way line of State Route 188, a distance of 448.83 feet to a 3/4" iron pin found;

Thence South 80 degrees 21'28" East along the southerly right-of-way line of State Route 188, a distance of 96.99 feet to a deflection therein;

Thence South 80 degrees 05'59" East along the southerly right-of-way line of State Route 188, a distance of 80.24 feet to a deflection therein and a 3/4" iron pin found;

Thence with the South right of way line of State Route 188, South 81 degrees 45'43" East a distance of 149.90 feet:

Thence North 3 degrees 27'50" East a distance of 159.64 feet to the Northerly right-of-way line of State Route 188;

Thence South 80 degrees 45'46" East along the northerly right-of-way line of State Route 188 distance of 189.92 feet;

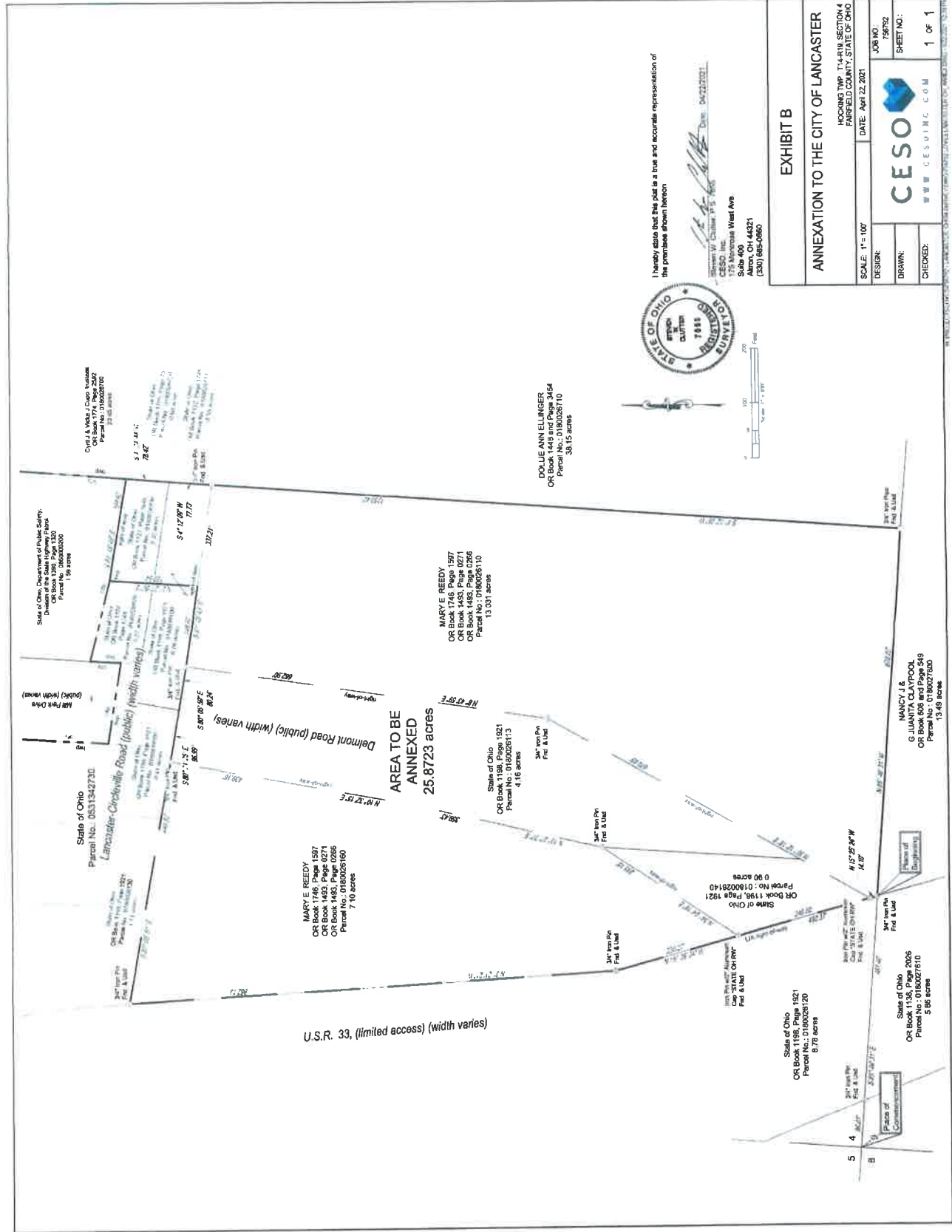
Thence South 4 degrees 24'44" West a distance of 78.42 feet;

Thence South 4 degrees 12'09" West a distance of 77.73 feet to a 3/4 inch iron pin found on the south right-of-way line of State Route 188;

Thence South 04 degrees 12'09" West a distance of 1253.40 feet to a 3/4 inch iron pipe found;

Thence North 85 degrees 46'31" West a distance of 678.02 feet to the point of beginning, containing 25.8723 acres.





I hereby state that this plat is a true and accurate representation of the premises shown hereon.

Shawn W. Collins, P.E., Surveyor  
CESO, Inc.  
175 Minnesota West Ave.  
Subs. No. CO 44321  
(330) 985-0960



DOLORE ANN ELINGER  
OR Book 1188, Page 1921  
Parcel No.: 0180026113  
4.16 acres

MARY E REEDY  
OR Book 1748, Page 1587  
OR Book 1483, Page 0271  
OR Book 1483, Page 0266  
Parcel No.: 0180026110  
13.031 acres

MARY E REEDY  
OR Book 1186, Page 1927  
OR Book 1483, Page 0266  
Parcel No.: 0180026160  
7.10 acres

State of Ohio  
OR Book 1195, Page 1921  
Parcel No.: 0180026120  
8.78 acres

State of Ohio  
OR Book 1159, Page 2005  
Parcel No.: 0180026110  
3.86 acres

MANCY J &  
G JUANITA CLAYPOOL  
OR Book 608 and Page 349  
Parcel No.: 0180027630  
13.86 acres

**EXHIBIT B**

**ANNEXATION TO THE CITY OF LANCASTER**

HOCKING TWP. T14-R19 SECTION 4  
FAIRFIELD COUNTY, STATE OF OHIO

SCALE: 1" = 100'

DATE: April 22, 2021

DESIGNER:	JAN 2021
DRAWN:	1759792
CHECKED:	

**CESO**  
CONSTRUCTION SURVEYING & ENGINEERING  
WWW.CESOINC.COM

JOB NO.: 759792  
SHEET NO.: 1 of 1



**PROPERTY OWNERS OF TERRITORY TO BE ANNEXED:**

Mary E. Reedy

Parcel No.: 0180026110, 0180026160

20.131 +/-ac. addressed as 0 LANCASTER-CIRCLEVILLE RD SW

and

Right of Way Parcels included within the Territory To Be Annexed:

State of Ohio

Parcel Nos.: 0180026113 and 0180026140

5.06 +/-ac. addressed as 0 LANCASTER-CIRCLEVILLE RD SW

State of Ohio

Parcel Nos.: 0180026930, 0180819100 (partial)

0.6813 +/-ac. addressed as 0 LANCASTER-CIRCLEVILLE RD SW

Total acreage

**25.8723** +/-ac., all as addressed 0 LANCASTER-CIRCLEVILLE RD SW

ADJACENT/SURROUNDING PROPERTY OWNERS

Owner - Tax Mailing Address or Property Address - Parcel Number

Adjacent Parcels:

G. Juanita and Nancy J. Claypool  
427 Becks Knob Rd.  
Lancaster, Ohio 43130  
0180027600

Dollie Ann Ellinger  
885 Lanreco Bl.  
Lancaster, Ohio 43130  
0180026710

State of Ohio Department of Public Safety, Div. State Highway Patrol  
1970 W Broad St.  
Columbus, Ohio 43223  
0650000200

Cyril J. Cupp  
Vicke J. Cupp  
Curtis E. Cupp  
3255 Lancaster-Circleville Rd. SW  
Lancaster, Ohio 43130  
0180026700

State of Ohio  
ODOT, SE Region  
Real Estate  
1980 W Broad St., 3<sup>rd</sup> Fl.  
Columbus, Ohio 43216  
0180026711  
0180026720  
0180819100  
0180026920  
0180819000  
0180026130  
0180026120  
0180027610