

LORAIN COUNTY

Board Of Commissioners

Betty Blair

Ted Kalo

Lori Kokoski

Administrator

James R. Cordes
440-329-5760

Clerk Of Board
Theresa Upton
440-329-5103

Ombudsman
Larry Allen
440-329-5488

Solid Waste Director
Daniel Billman
440-329-5442

Children & Family Council Director
Juan Molina Crespo
440-284-4467

Projects Manager
Karen Davis
440-329-5102

Human Resources Department
440-329-5150

Golden Acres Administrator
William Glowacki
440-988-7210

E-9-1-1 Director
Robin Jones
440-329-5444

Emergency Management
& Homeland Security Director
Thomas Kelley
440-329-5117

Office on Aging Director
Patricia Littleton
440-329-4818

Charles Berry Bridge Supervisor
Charles Mackin
440-244-2137

Animal Control Officer
J. A. Szlempa Sr.
440-326-5997

Purchasing Director
Yvonne Newton
440-329-5290

Workforce Development Director
Vivian Alexander
440-284-1830

Office Services Supervisor
Jennifer L. Demich
440-329-5115

Budget Director
Shelley Marrero
440-329-5201

IT Director
Ernie Smith
440-329-5786

Maintenance Director
Dennis Shawver
440-329-5326

Community Development Director
Ronald F. Twining
440-328-2523

Records Center Supervisor
Lynn Wallace-Smith
440-326-4866

Lorain County Transit Manager
Thomas Ferguson
440-329-5545

December 20, 2005

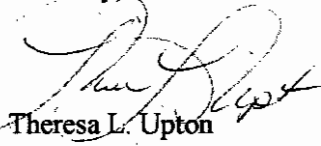
Wellington Village
c/o Karen Webb, Clerk
115 Willard Memorial Square
Wellington, Ohio 44090

Dear Ms. Webb:

Enclosed is a complete transcript of the granted Expedited Type 2 Annexation of 227.810 acres from Wellington Township to the Village of Wellington, Ohio.

This annexation was granted December 1, 2005 by Resolution No. 05-961, Attorney Stephen P. Bond, Agent.

Sincerely,


Theresa L. Upton
Clerk

tlu

Enclosure

Cc: Attorney Stephen P. Bond
Bernie Nirode, Clerk, Wellington Township
Mark Stewart, LC Auditor/Attn: Rosemary Wirth
Kenneth P. Carney, LC Engineer
Judy Nedwick, LC Recorder
Tom McNair, Tax Map
Greg Stempowski, Board of Elections
Robin Jones, Director 9-1-1
File

In the matter of granting the Expedited 2)
 annexation of approximately 227.810 acres) December 1, 2005
 from Wellington Township to the Village)
 of Wellington - Attorney Stephen Bond is)
 Agent for Petitioners)

WHEREAS, on November 8, 2005, Stephen Bond, as Agent for the Petitioners, filed with the Lorain County Board of Commissioners, a petition for the proposed annexation of approximately 227.810 acres of land in the Township of Wellington to the Village of Wellington; and

WHEREAS, said petition was submitted pursuant to Revised Code Section 709.023 as an Expedited Type 2 annexation; and

WHEREAS, letters were issued to Mark Stewart, Lorain County Auditor and Ken Carney, Lorain County Engineer asking for review and accuracy of the Petition and Map. (There is no requirement to send these documents, but did as an information status); and

WHEREAS, said petition was journalized November 17, 2005 by Resolution No. 05-934; and

WHEREAS, November 22, 2005 County Engineer reviewed the proposed Annexation and stated the map and legal description are the same as the original filing and were found to be accurate and the property contiguous with the Village of Wellington, Ohio. (attached letter of July 27) "Attorney Bond is acting Agent for Petitioners, the Lorain County Metro Parks are the only owners, 2 parcels are adjacent and contiguous to the Village of Wellington and the legal description does follow the Plat drawn by Poggemeyer Design Group and is correct"; and

WHEREAS, November 22, 2005 Village of Wellington passed the following ordinances by declaring an emergency;

- 1) Ordinance No. 2005-58 indicating what services the Village of Wellington will provide upon annexation into the Village of Wellington of certain lands owned by the Lorain County Metroparks.
- 2) Ordinance No. 2005-59 consenting to the proposed annexation of certain lands owned by the Lorain County Metroparks to the Village of Wellington
- 3) Ordinance No. 2005-60 Concerning incompatible land uses and zoning buffer relative to certain lands owned by the Lorain County Metroparks and proposed for annexation of the Village of Wellington

And;

WHEREAS, Assistant County Prosecutor Innes said the Board of Commissioners need to make a determination that all seven (7) conditions set forth in the statute are met 1) person(s) signing the petition are the owners of the property located within territory are owners, 2) territory does not exceed 500 acres, 3) territory is contiguous boundary to the Village, 4) 5% of the perimeter, 5) does not create an unincorporated area completely surrounded by the territory to be annexed, 6) the municipality submitted an ordinance to provide services and 6) no street/highway will be segmented to create a road maintenance item. The Clerk has indicated all technical requirements have been filed. Also there has been no objections to this annexation petition; and

WHEREAS, Attorney Bond, Agent for Petitioner said this type 2 annexation is procedural and the Clerk has indicated all technical requirements have been met. These 2 parcels are owned by the Metroparks and will remain woodland for the reservation; and

WHEREAS, Dan Martin, Director, Lorain County Metroparks said this is 250 acre restoration, one of the finest in the State of Ohio, the on going work with the Village of Wellington has been outstanding and the project is ready to be bids for the construction pending approval today and this project is good for everyone in the county and it will be a spectacular addition to the community and will benefit residents of the township and village and does not have any depreciable impact on anybody's tax base, this is green space; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Lorain County, Ohio, that upon review of the documents submitted and the seven conditions were met:

1. Agent for Petitioners has filed proof of service with the Board of Commissioners that, within five (5) days of filing the Petition, the Agent caused notification pursuant to ORC 790.023(B) to be made to the Clerk of Council of Wellington Village, the Clerk of Wellington Township and to the owners of property adjacent to the territory proposed for annexation or adjacent to the roads adjacent to that territory and located directly across the road from that territory.
2. That the petition meets all requirements set forth in, and was filed in the manner provided in ORC 709.021, including but not limited to an accurate legal description of the perimeter of the territory proposed to be annexed and an accurate map of the territory.
709.023(E)(1)
3. That the persons who signed the Petition are owners of the property located in the proposed territory to be annexed, and they constitute all the owners in the territory. 709.023(E)(2)
4. The territory proposed to be annexed does not exceed 500 acres.
709.023(E)(3)
5. The territory proposed to be annexed shares a contiguous boundary with the Village of Wellington for a continuous length of at least 5% of the perimeter of the territory proposed to be annexed.
709.023(E)(4)

- 6. The annexation will not create an unincorporated area of the Wellington Township that is completely surrounded by the territory proposed to be annexed. 709.023(E)(5)
- 7. The Village of Wellington has agreed to provide the territory to be annexed the municipal services specified in Ordinance No. 2005-58 709.023(E)(6)
- 8. The Village of Wellington has agreed as a condition of annexation to assume maintenance of all streets or highways divided or segmented by the boundary line between the Village and Township created by the annexation, pursuant to Ordinance No. 2005-59, said ordinance having been filed with the Board of Commissioners within twenty days after the Petition was filed. 709.023(E)(7)
- 9. The Village of Wellington filed with the Board of Commissioners within twenty days after the Petition was filed, Ordinance No. 2005-60 which requires the owners of the annexed territory to provide a buffer separating any uses in the annexed territory that are incompatible with uses under current township zoning in adjacent land remaining in Wellington Township. 709.023(C)

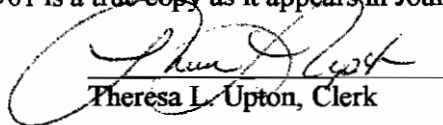
THEREFORE, BE IT RESOLVED by the Lorain County Board of Commissioners that the Petition, having met all the condition of ORC 709.023 for an Expedited Type 2 annexation, that the Petition is hereby granted.

The Clerk is directed to enter this resolution upon the journal of the Board and deliver a certified copy of the same to Stephen Bond, Agent for the Petitioners, Clerk of Wellington Township and a the entire records shall be delivered to the Clerk of Wellington Village.

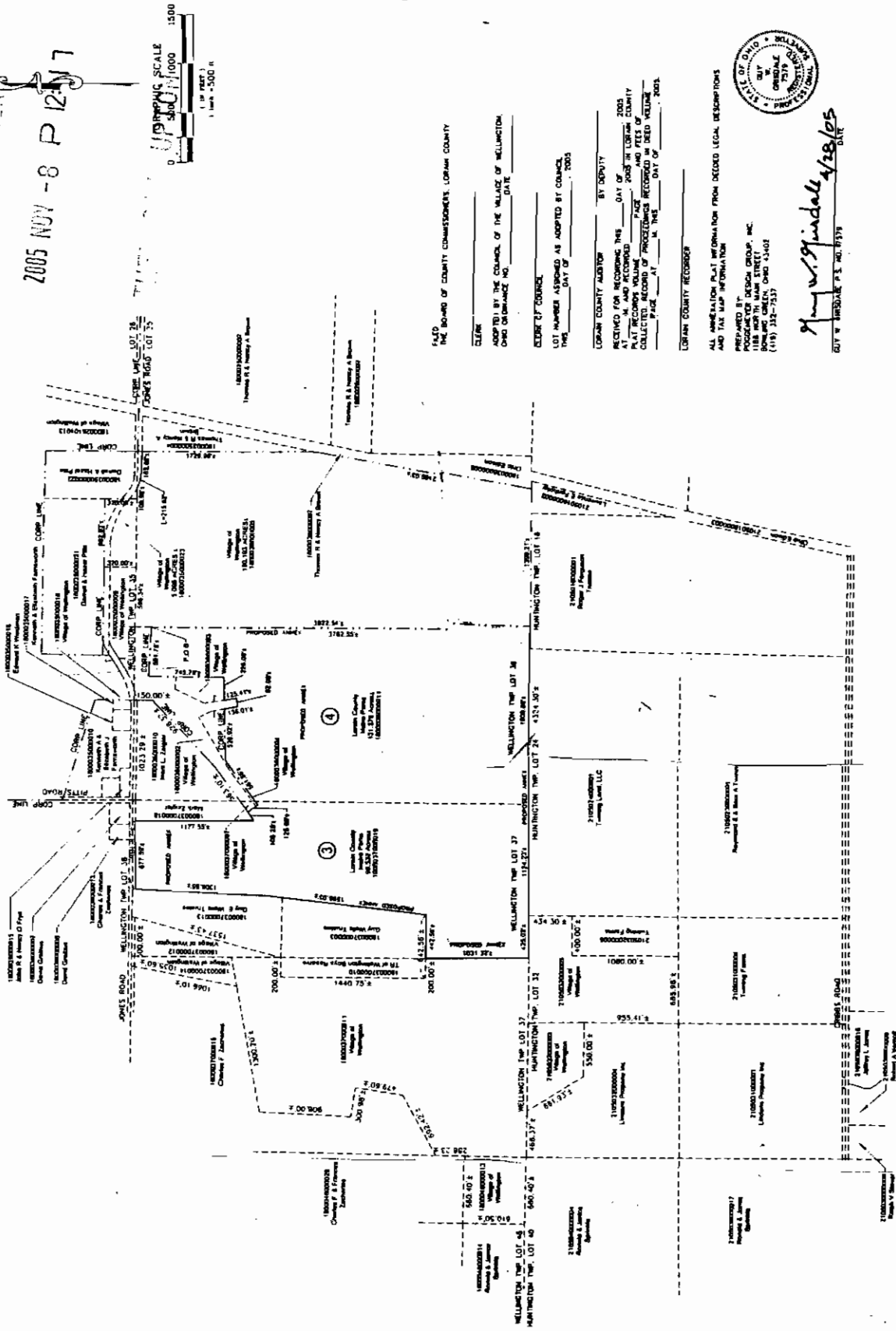
Commissioner Kalo moved, seconded by Kokoski to adopt Resolution.
Ayes: All.

Motion carried. _____ (discussion was held on the above)

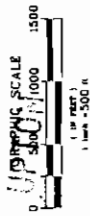
I, Theresa L. Upton, Clerk to the Lorain County Board of Commissioners do hereby certify that the above Resolution No. 05-961 is a true copy as it appears in Journal No. 05 on date of December 1, 2005.


Theresa L. Upton, Clerk

PROPOSED PLAT FOR ANNEXATION OF
WELLINGTON TOWNSHIP LANDS
TO THE VILLAGE OF WELLINGTON
LORAIN COUNTY, OHIO
227.810 AC± IN WELLINGTON TWP.



RECEIVED
LORAIN COUNTY
PLANNERS ARCHITECTS
2005 NOV -8 P 12:17



PAID TO THE BOARD OF COUNTY COMMISSIONERS, LORAIN COUNTY

CLERK

ADOPTED BY THE COUNCIL OF THE VILLAGE OF WELLINGTON
CHIEF OF COURSE

LOT NUMBER AS ADOPTED BY COUNCIL
DATE

BY DEPUTY
DATE

PLAT RECORDS VOLUME PAGE 2005 IN LORAIN COUNTY
COLLECTED RECORD OF PROCEEDINGS RECORDED IN DEED RECORDS
PAGE AT M. THIS DAY OF 2005

LORAIN COUNTY RECORDER

ALL INFORMATION PLAT INFORMATION FROM DECED LEGAL DESCRIPTIONS
AND TAX MAP INFORMATION

PREPARED BY
POGEMEYER DESIGN GROUP, INC.
1168 NORTH MAIN STREET
BOWLING GREEN, OHIO 43402
(419) 352-7537

4/28/05



ALL INFORMATION ON THIS PLAT IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF LORAIN COUNTY, OHIO. THE PUBLIC RECORDS WILL BE AT THE OFFICE OF THE COUNTY COMMISSIONER, LORAIN COUNTY, OHIO. THE PUBLIC RECORDS WILL BE AT THE OFFICE OF THE COUNTY COMMISSIONER, LORAIN COUNTY, OHIO. THE PUBLIC RECORDS WILL BE AT THE OFFICE OF THE COUNTY COMMISSIONER, LORAIN COUNTY, OHIO.