



Norwich Township Administrative Note: Proposed Development | Dublin Road Annexation

3/23/2023 - Township Attorney Discussion – Services for Proposed Project

Mrs. Fisher shared that Chairman Buck, Chief Baird, and she spoke with the Township Attorney in regard to the City of Columbus approving this development, requesting Norwich Township Fire Department to provide fire and EMS services, and offering incentives. If Columbus TIFs this development, and request that Norwich Township provide service this development for fire and EMS, Norwich Township would need to enter an agreement similar to our Sugar Farms service agreement. Norwich Township would however be restricted for the *pre-2006 funds* and the City will have to find a mechanism to allow service payments to flow to the Township for Fire and EMS to pay for public infrastructure).

3/24/2023 - Norwich Township Special Meeting

Mrs. Fisher shared that three unincorporated parcels on Dublin Road are in the process of being annexed (expedited type 2) into the City of Columbus. The County Commissioners reviewed and approved the application on March 20, 2023. The County's role in the annexation process is to ensure that legal requirements for an annexation are met and if they are, the Commissioners are bound to approve the petition. The County reviews all annexations as though the Township objects to the annexation and makes sure that requirements for annexation are satisfied. Following the County's approval, the applicant must wait the 60-day period before presenting to the City of Columbus. The City then decides whether to accept the annexation. Once the City of Columbus approves the annexation, the annexed land will become subject to the City's land use regulations and processes.

The criteria for an Expedited Type 2 annexation include:

- The petition meets all the requirements set forth in, and was filed in the manner provided in ORC 709.021. (Appendix N) (ORC 709.023 (E) (1))
- The persons who signed the petition are owners of property located in the territory proposed to be annexed, and they constitute all owners in the territory. (ORC 709.023 (E) (2))
- The territory proposed to be annexed does not exceed 500 acres. (ORC 709.023 (E) (3))
- The territory proposed to be annexed shares a contiguous boundary with the municipality for a continuous length of at least 5% of the perimeter of the territory proposed to be annexed. (ORC 709.023 (E) (4))
- The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed to be annexed. (ORC 709.023 (E) (5))
- The municipality has agreed to provide the territory, proposed to be annexed, the services specified in the municipal services statement. (ORC 709.023 (E) (6))
- If a street or highway will be divided or segmented by the boundary line between the municipality and township as to create a road maintenance problem, the municipality has agreed as a condition of annexation to assume maintenance of that street or highway or to otherwise correct the problem. (ORC 709.023 (E) (7))

Mrs. Fisher shared that Tony Rettke, P.S. with the Franklin County Engineer's office shared an original plat and description of the development that the County approved in 2022 for the importance of road right-of-way. She also shared that she spoke with Mr. Mentel on March 23, 2023, and these parcels are being purchased by four partners in the firm he works for. They are currently working on the annexation application for the Bell property to be included. Mr. Mentel asked for meeting room space for future meetings with residents to approach development with collaboration. Mrs. Fisher shared that she has been in contact with a number of residents over the past three weeks and will continue to share information with them and work as a resource for them through this development and process.

Mr. Lambert shared that he brought a copy of the Ohio Revised Code that details the Expedited Type 2 annexation. Mr. Roberts stated that this appears to be a "spot zoning" action, something that the City of Hilliard had not approved

when he was a City Council member. Mr. Buck shared that the Township has no role in the annexation process but was glad that see so many present to let the Board of Trustees know how they feel. Mr. Buck asked Mr. Roberts and Mr. O’Shaughnessy if the Township should consider hiring an attorney to represent the interests of the Township in this matter. Mr. Roberts said it’s something that would have to be discussed.

Public Comments:

- A community member shared that the community members understand that the intention of the developer is to build high-density, affordable housing on the parcels. The neighbors understand that some kind of development is going to happen, but they would prefer that it be either high-density / high-value, or affordable/low density.
- Another community member said that she had heard there would be a commercial component of the development. She opposes both the high-density development as well as commercial development on this site.
- One community member said that the developer has been evasive when he tried to reach him for a conversation.
- A community member and parent said that the schools are already overcrowded – there is no room for more kids.
- Councilman Carrier provided a great deal of information about actions the citizens’ group could take, including going through the process of getting a referendum on the ballot in the City of Columbus. He stated that at least 10,000 valid signatures would be required on the petition, and all must be residents of the City of Columbus. He stated that this is really a regional issue and that the City of Columbus wants to construct “peasant housing” in our community. A good strategy might be to join forces with groups similarly impacted in other areas of the region, he said.

Mr. Buck reported that he and Mrs. Fisher spoke with Chet Chaney, President of the Franklin County Township Association, about this matter and Mr. Chaney offered to give advice to the Trustees. Mr. O’Shaughnessy said he hopes the developer is willing to work with all the constituents toward a good outcome. Mr. Roberts shared that it is a concern and he wants to work with the developer to get the best possible development for these parcels. Mr. Buck shared that Kevin Corvo started Hilliard Beacon, a new communication platform for the community, and encouraged participants to attend the City of Hilliard Council meetings.

4/20/2023 - Norwich Township Special Meeting

Mrs. Fisher asked whether the Board wishes to pursue contracting with an attorney to advise the Township residents who are working with the developer for the proposed new apartments on Dublin Rd. Mr. Roberts and Mr. Buck both agreed that the Township can continue to work with the Township’s Attorney Peter Griggs on development agreements and supporting the Township. Mrs. Fisher shared that the Scioto Property Owners Collective (SPOC) will be meeting on May 1, 2023, from 6pm-8pm at the SSB to discuss the Dublin Road development with Mr. Mentel. Mrs. Fisher plans to attend.

4/29/2023 - Commissioner for the Far West Side Area Commission for the City of Columbus

Mr. Lambert provided contact details for Kelley Arnold who serves as a Commissioner for the Far West Side Area Commission for the City of Columbus Facebook page: <https://www.facebook.com/HaydenRunCivic/>.

5/1/2023 - Scioto Property Owners Collective (SPOC) Meeting

Mr. Buck and Mrs. Fisher attended. Mr. Buck spoke after the meeting to a group of residents that the Township will have to cover this for fire.

5/2/2023 - Norwich Township Regular Meeting

Discussed new apartment development slated for Dublin Road. Mr. Buck shared that he felt a number of comments made by the developer were inaccurate and that they should have annexed into the City of Hillard. Mr. Buck and

Mr. Roberts shared that by law both Norwich Township and the City of Columbus have a legal obligation to provide fire and emergency medical services to the proposed development. An agreement must take place between the City of Columbus Fire Department and the Norwich Township Fire Department to determine which fire department will be the first fire department assigned to calls for service. Mr. Lambert and Chief Baird shared that Columbus Police will cover the police services and the Township and City will have dual coverage/responsibility. Mr. Buck shared that he did not speak at the meeting, but spoke after the meeting to a group of residents that the Township will have to cover this for fire. Mr. Roberts asked Mrs. Fisher to work with the Township attorney on a letter to mail to the developer and to SPOC. Mr. Roberts asked if the developer plans to TIF the project. Mr. Buck shared no, it was not mentioned. Mr. Buck shared his concerns are the density and the roadways with traffic.

Chief Woods (Hilliard Division of Police) asked that Mrs. Fisher follow up with CPD on their future plans to add resources to cover this development.

Mr. Buck shared his concerns about the City of Hilliard's thoroughfare plan and the layout of the two entrances to the proposed plans. Mrs. Fisher shared that Dublin Road moves through multiple jurisdictions (Columbus, County, Hilliard, Township). Mrs. Fisher shared that she would research other projects that Advanced Civil Design had designed. Mr. Buck also shared concerns about the 25-foot setback. Mr. Buck and Mr. Roberts shared again that the Expedited Type 2 process does not allow Townships a say in approval. Mr. Roberts shared that our Township using the Franklin County Zoning Department and they also shared that the County has no say with an Expedited Type 2 annexation process.

Mrs. Fisher emailed the Expedited Type 2 annexation process to a resident.

5/4/2023 – Follow Up to Resident Questions - Design Architect

Mrs. Fisher shared other projects designed by Advanced Civil Design Architect with two residents and SPOC (on 5/5/2023). Berkley House in Upper Arlington is one of these projects. [Advanced Civil Design](#).

5/5/2023 – Letter Sent to KMFY Law & SPOC – Fire and EMS Services

In response to comments made during a community meeting held on Monday, May 1, 2023, the Board asked Mr. Griggs law firm to clarify information in regards to fire and emergency medical services for the proposed Dublin Road development. See letter details below:

Our firm serves as special counsel to the Norwich Township Board of Trustees (the "Board"). In response to comments made during a community meeting held on Monday, May 1, 2023, the Board has asked that our office clarify information in regards to fire and emergency medical services for the proposed Dublin Road development.

It is our understanding that the Dublin Road development is being annexed pursuant to the Expedited Type 2 Annexation process. The proposed development will therefore be under dual jurisdiction of both the City of Columbus and Norwich Township. Please be advised that Norwich Township has a township-wide fire department and fire levies that consist of both incorporated and unincorporated areas of the Norwich Township. As a result, both Norwich Township and the City of Columbus have a legal obligation to provide fire and emergency medical services to the proposed development. An agreement must take place between the City of Columbus Fire Department and the Norwich Township Fire Department to determine which fire department will be the first fire department assigned to calls for service.