



LEGISLATIVE COVER MEMO

Date: October 20, 2025

Agenda Item: Resolution 2025-73

CONSENTING TO A PROPOSED ANNEXATION OF 36.073 ACRES, MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY AND MIAMI TOWNSHIP, MONTGOMERY COUNTY TO THE CITY OF FRANKLIN, OHIO

Submitted by: Jonathan Westendorf, City Manager

Scope/Description: Camp Chautauqua, using Bricker Graydon as agent, has filed an expedited type 2 annexation petition for approximately 36.073 acres into the City in order to acquire City services.

City staff recommends that Council approve this Resolution, which the Clerk will then file with the Montgomery County Board of County Commissioners as required by Ohio Revised Code Section 709.023.

Budget Impact: None

Exhibits: Exhibit A: Camp Chautauqua Annexation Petition

Recommendation: Approval

CITY OF FRANKLIN, OHIO
RESOLUTION 2025-73

**A RESOLUTION CONSENTING TO THE PROPOSED ANNEXATION OF 36.073 ACRES,
MORE OR LESS, FROM FRANKLIN TOWNSHIP, WARREN COUNTY AND MIAMI
TOWNSHIP, MONTGOMERY COUNTY TO THE CITY OF FRANKLIN, OHIO**

Whereas an annexation petition for 36.073 acres, more or less, from Franklin Township, Warren County and Miami Township, Montgomery County to the City of Franklin was filed in the offices of the Montgomery County Commissioners by Camp Chautauqua, using the law director's office as Attorney/Agent for Petitioner; and,

Whereas Section 709.023 (D) of the Ohio Revised Code allows, within twenty-five days after the annexation petition is filed, for the City to adopt and file with the Board of County Commissioners a resolution consenting to the proposed annexation;

Whereas the area proposed for annexation will remain within Franklin Township and Miami Township under R.C. 709.023.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. The City of Franklin hereby consents to the proposed annexation as applied for in the petition filed with the Montgomery County Commissioners and as attached hereto as Exhibit A.

Section 2. The Clerk of Council is authorized to provide this resolution to the Board of County Commissioners of Montgomery County.

Section 3. This Resolution shall become effective immediately upon its passage.

ADOPTED: October 20, 2025

ATTEST: _____
Khristi Dunn, Clerk of Council

APPROVED: _____
Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on October 20, 2025.

Khristi Dunn, Clerk of Council

***EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF FRANKLIN, OF 36.073 ACRES TOTAL, MORE OR LESS, WITH 23.893
ACRES BEING FROM MIAMI TOWNSHIP, MONTGOMERY COUNTY AND 12.18
ACRES BEING FROM FRANKLIN TOWNSHIP, WARREN COUNTY***

*TO THE BOARD OF COUNTY COMMISSIONERS
OF MONTGOMERY COUNTY, OHIO*

The undersigned is THE SOLE OWNER OF REAL ESTATE in the territory described, consisting of 36.073 acres, more or less, with 23.893 acres being located in Miami Township, Montgomery County and 12.18 acres being located in Franklin Township, Warren County. The total length of the annexation territory perimeter is 6,572.40 feet, more or less, with 1,200.29 feet, more or less, contiguous to the existing boundary of the City of Franklin, such that approximately 18.3% of the perimeter of the annexation territory is contiguous to the City of Franklin. The undersigned does hereby pray that said territory be annexed to the City of Franklin, according to the statutes of the State of Ohio

No island of unincorporated area will be created by this annexation.

A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibit "A" and "B" and made part hereof.

In support of said Petition, the petitioner states that there are within the territory so prayed to be annexed ONE (1) OWNER OF REAL ESTATE.

Amelia Blankenship, whose address is 2 E. Mulberry St.; Lebanon, Ohio, 45036, is hereby appointed Agent for the undersigned petitioners as required by Ohio Revised Code section 709.02. Said agent is hereby authorized to make any amendment and/or deletion which in her absolute and complete discretion is 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 Montgomery County Engineer in his or her examination of a plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

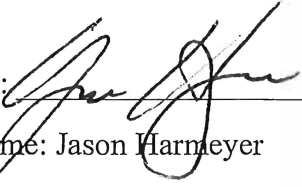
**"WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO
APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS'
ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION
PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO
COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS
SPECIAL ANNEXATION PROCEDURE."**

RECEIVED
OCT - 8 2025

BY: ES

PARCELS: Montgomery County Parcel No. K50 02509 0042 and Warren County Parcel No. 0127477004

Owned by Camp Chautauqua Inc.

By: 
Name: Jason Harmeyer
Title: President/CEO
Date: 10/06/2025

EXHIBITS

- Exhibit A – Legal Description
- Exhibit B – Annexation Plat Map
- Exhibit C – Adjacent Parcel Owner List

Legal Description of a 36.073 Acre Tract of Land

Situate in Fractional Sections 26 and 27, Town 2, Range 5E, Miami Township, Montgomery County, Ohio, and Franklin Township, Warren County Ohio and being all of the lands conveyed to Camp Chautauqua Inc by deed recorded in I.R. Deed #2013-00063261 of the Montgomery County Deed Records and Official Record 5906, Page 608 of the Warren County Deed Records; said tract being more particularly described as follows:

Beginning at the northeast corner of lot 417 of Fairview Subdivision No. 5 as recorded in Plat Book 5, Page 68 of the Warren County Recorder's Office and lying on the line between Warren County and Montgomery County, said corner also being at the True Place of Beginning for the herein described tract;

Thence from said True Place of Beginning, along said common county line, S 89° 30' 00" E for a distance of 50.00 feet to a point lying at the intersection of the common line of Montgomery County and Warren County and the east right-of-way of Western Avenue;

Thence departing said county line along the eastern right-of-way of Western Avenue, N 00° 52' 00" E for a distance of 534.80 feet to a point at the intersection of the south right-of-way line of First Avenue and east right-of-way line of Western Avenue as recorded in the Plat of the Miami Valley Chautauqua Grounds as recorded in Plat Book G, Page 1 of the Montgomery County Plat records;

Thence departing the east right-of-way of Western Avenue along the south right-of-way line of First Avenue, S 89° 08' 00" E for a distance of 205.87 feet to a point at the intersection of the east right-of-way line of Cromer Boulevard and the south line of First Avenue;

Thence with the east right-of-way line of Cromer Boulevard for the following three (3) courses:

1. Thence N 27° 18' 12" E for a distance of 204.28 feet to a point;
2. Thence N 14° 54' 31" E for a distance of 237.66 feet to a point;
3. Thence N 01° 00' 00" E for a distance of 361.81 feet to a point;

Thence departing said east right-of-way line of Cromer Boulevard with the north line of Camp Chautauqua Inc., S 89° 08' 00" E for a distance of 65.21 feet to a point on the west bank of the Great Miami River;

Thence with the west bank of the Great Miami River for the following thirteen (13) courses:

1. Thence S 52° 32' 00" E for a distance of 113.13 feet to a point;
2. Thence S 41° 57' 00" E for a distance of 100.43 feet to a point;
3. Thence S 49° 19' 00" E for a distance of 99.47 feet to a point;
4. Thence S 45° 17' 00" E for a distance of 100.00 feet to a point;
5. Thence S 46° 29' 00" E for a distance of 100.00 feet to a point;
6. Thence S 53° 24' 00" E for a distance of 200.00 feet to a point;
7. Thence S 41° 55' 00" E for a distance of 100.00 feet to a point;
8. Thence S 35° 20' 00" E for a distance of 100.00 feet to a point;
9. Thence S 30° 16' 00" E for a distance of 100.00 feet to a point;
10. Thence S 18° 52' 00" E for a distance of 200.00 feet to a point;
11. Thence S 08° 00' 00" E for a distance of 100.00 feet to a point;
12. Thence S 09° 07' 00" W for a distance of 100.00 feet to a point;
13. Thence S 22° 20' 20" W for a distance of 234.53 feet to a point on the common line between Montgomery County and Warren County;

Thence departing the common county line along the east line of a 12.18 Acre Tract conveyed to Camp Chautauqua Inc. by deed recorded in Official Record 5906 Page 608 and continuing along the west bank of the Great Miami River (see D.B. 133, Pg. 178), S 35° 19' 20" W for a distance of 389.22 feet to a point;

Thence N 65° 44' 00" W for a distance of 341.00 feet to a point;

Thence S 23° 41' 30" W for a distance of 859.29 feet to a point;

Thence N 66° 15' 00" W for a distance of 33.00 feet to a point

Thence N 23° 45' 00" E for a distance of 222.50 feet to a point;

Thence N 84° 34' 20" W for a distance of 511.63 feet to a point, said point lying in the easterly line of said Fairview Subdivision No. 5;

Thence along the easterly line of said subdivision, N 21° 37' 20" E for a distance of 399.23 feet to a point;

Thence N 01° 59' 00" E for a distance of 118.49 feet to a point;

Thence S 89° 25' 00" E for a distance of 133.71 feet a point;

Thence N 00° 52' 00" E for a distance of 219.89 feet to a point;

Thence N 89° 30' 00" W for a distance of 83.06 feet to the true place of beginning, containing 36.075 acres total, more or less, subject however to all highways, easements, and restrictions of record. Breakdown of acreage as follows:

- Warren County 12.18 Acres
 - 5.19 acres in Section 26
 - 6.99 acres in Section 27
- Montgomery County 23.893 Acres
 - 18.982 acres in Section 26
 - 4.911 acres in Section 27

The above legal description was prepared using existing deeds and other recorded documents and is not the result of a field survey. Legal description prepared under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101.

Basis of Bearing: Bearings are based on the county line taken from the existing deed recorded as noted below (Bearing N 89° 30' 00" W).

Prior Deed Reference: I.R. Deed #2013-00063261, Montgomery County Deed Records and in O.R. 5906, Page 608 and Deed Book 133, Page 178 of the Warren County Record of Deeds

Michael A. Novean
PLS No. 8101

Burkhardt Engineering Company 937-388-0060
Burkhardt Project # 18.249

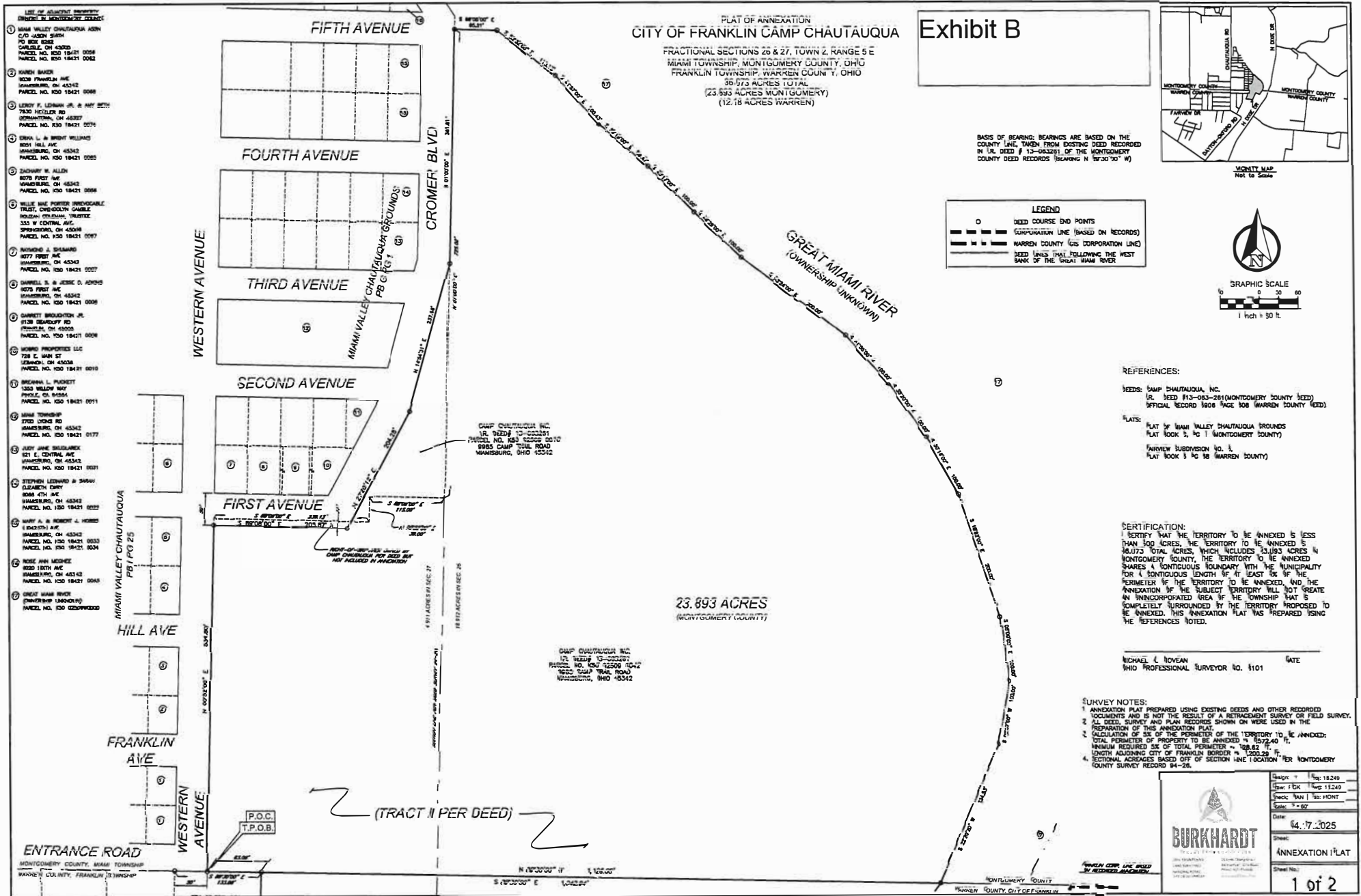


EXHIBIT C

List of adjacent property owners in Montgomery County

1. Miami Valley Chautauqua Association
c/o Jason Smith
PO Box 8262
Carlisle, OH 45005
Parcel No: K50 18421 0056
Parcel No: K50 18421 0062
2. Karen Baker
6039 Franklin Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0068
3. Leroy F. Lehman Jr. & Amy Beth
7930 Hetzler Rd
Germantown, OH 45327
Parcel No: K50 18421 0074
4. Erika L. & Brent Williams
6051 Hill Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0085
5. Zachary W. Allen
6078 First Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0086
6. Willie Mae Porter Irrevocable Trust,
Gwendolyn Gamble Rouzan Coleman, Trustee
355 W Central Ave
Springboro, OH 45066
Parcel No: K50 18421 0097

7. Raymond J. Shumard
6077 First Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0007
8. Darrell S. & Jesse D. Adkins
6075 First St
Miamisburg, OH 45342
Parcel No: K50 18421 0008
9. Garrett Broughton Jr.
9139 Deardoff Rd
Franklin, OH 45005
Parcel No: K50 18421 0009
10. MOBRO Properties
726 E Main St
Lebanon, OH 45036
Parcel No: K50 18421 0010
11. Breanna L Puckett
1355 Willow Way
Pinole, CA 94564
Parcel No: K50 18421 0011
12. Miami Township
2700 Lyons Rd
Miamisburg, OH 45342
Parcel No: K50 18421 0177
13. Judy Jane Skudlarek
921 E Central Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0021

14. Stephen Leonard & Sarah Elizabeth Ewry
6066 4th Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0022
15. Mary A. & Robert J Hobbs
6042 5th Ave
Miamisburg, OH 45342
Parcel No: K50 18421 0033
Parcel No: K50 19421 0034
16. Rose Ann McGhee
6020 Sixth Ave
Miamisburg, OH 45342
Parcel No: K50 19421 0045
17. Great Miami River (Ownership Unknown)
Parcel No: K50 02509W0000

List of adjacent property owners in Warren County

18. Miami Conservancy District
38 E Monument Ave
Dayton, OH 45402
Parcel No: 0134354001
19. City of Springboro, Ohio
320 W Central Ave
Springboro, OH 45066
Parcel No: 0127477017
20. Joseph & Askley N Stratton
9192 Heritage Rd
Franklin, OH 45005
Parcel No: 0127477007
21. Forest A & Judy K Freeze
9212 Heritage Dr

Franklin, OH 45005
Parcel No: 0127477006

22. Florentino A Plata
9230 Heritage Dr
Franklin, OH 45005
Parcel No: 0127477005

23. James M Jr. & Patty S Kidwell
5109 Montgomery Ave
Carlisle, OH 45005
Parcel No: 0127477003

24. Leroy B Jr. & Christina G Butler
5104 Montgomery Ave
Carlisle, OH 45005
Parcel No: 0127426013