

**IN THE MATTER OF APPROVING A RESOLUTION OF THE BOARD OF COMMISSIONERS OF AUGLAIZE COUNTY, OHIO ENTERING UPON ITS JOURNAL THE FILING OF A PETITION FOR ANNEXATION SEEKING TO ANNEX 18.441 ACRES IN JACKSON TOWNSHIP TO THE VILLAGE OF MINSTER; ESTABLISHING A HEARING DATE FOR SAID PETITION; AND REFERRING THE LEGAL DESCRIPTION OF THE PERIMETER AND THE MAP OR PLAT OF THE TERRITORY PROPOSED TO BE ANNEXED TO THE COUNTY ENGINEER.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 12th day of December, 2019.

Commissioner Spencer moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, Ohio Revised Code (R.C.) 709.03(A) provides: Once a petition described in section 709.02 of the Revised Code is filed, the clerk of the board of county commissioners shall cause the petition to be entered upon the journal of the board at its next regular session. This entry shall be the first official act of the board on the petition filed; and,

**WHEREAS**, Ohio Revised Code (R.C.) 709.03(A) further provides: Within five days after the filing of the petition, the board shall set the date, time, and place for the hearing on the petition and shall notify the agent for the petitioners. The date for the hearing shall be not less than sixty or more than ninety days after the petition is filed with the clerk of the board; and,

**WHEREAS**, Ohio Revised Code (R.C.) 709.031(A) provides: Within five days after the petition for annexation is filed with the board of county commissioners, the clerk of the board shall refer the legal description of the perimeter and the map or plat of the territory proposed to be annexed to the county engineer for a report upon the accuracy of the legal description of the perimeter, map, or plat. Upon receiving these items, the county engineer shall file, at least twenty-five days before the hearing, a written report with the board based on the engineer's findings, which shall not be conclusive upon the board. Failure of the engineer to make the report shall not affect the jurisdiction or duty of the board to proceed; and,

**WHEREAS**, a Petition for Annexation has been filed with the Clerk of this Board as described in the title hereof, and this is the first regular session of the Board since that Petition was filed.

**NOW THEREFORE BE IT RESOLVED** that by the Board of County Commissioners of Auglaize County does hereby resolve as follows:

**Section 1:** On December 10, 2019 a Petition for Annexation, as described in R.C. Chapter 709, was filed with the clerk of this board. Said Petition seeks to annex territory as described in the title of this Resolution. Said Petition names Petitioners: Todd Realty, LTD, Michale J. Ripploh and Susan M. Ripploh, Rita A. Ripploh, and Norbert C. Ripploh Revocable Trust by Michael Ripploh and Rebecca Egbert, Successor Trustees, as petitioners and Keith Schnelle as agent for the petitioners.

**Section 2:** In accordance with R.C. 709.02, said Petition for Annexation is hereby entered upon the journal of this board VOL 119 PAGES 812 - 820.

**Section 3:** In accordance with R.C. Chapter 709, as the same applies to the type of Petition filed, and in accordance with the standing instructions of this Board adopted in Resolution No. #02-248 on scheduling hearings upon Petitions for Annexation, if a hearing is required by R.C. Chapter 709, the hearing of this Petition for Annexation shall occur on **February 11, 2020; at 10:00 a.m.** the hearing will be held at the Administration Building, Assembly Room – 2<sup>nd</sup> Floor, 209 S. Blackhoof Street, , Wapakoneta, Ohio.

Resolution – continued

Petition for Annexation – 18.441 acres

December 12, 2019

Section 4: In accordance with R.C. 709.031, the clerk of the board shall refer the legal description of the perimeter and the map or plat of the territory proposed to be annexed to the county engineer for a report upon the accuracy of the legal description of the perimeter, map, or plat. The Board requests the county engineer file a written report with the Board based on the engineer's findings at least twenty-five days before the hearing.

Section 5: In accordance with R.C. Chapter 709, the petition is referred to the county engineer and the Commissioners' staff for a determination of the accuracy of the representations of the petition as to ownership, and for a determination as to which annexation procedures in R.C. Chapter 709 the petition qualifies.

Commissioner Bergman seconded the Resolution and upon the roll being called. The vote resulted in the adoption of the Resolution as follows:

Adopted this  
12th day of  
December, 2019

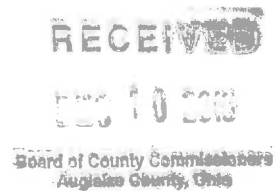
BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Don Regula . yls  
Don Regula

John N. Bergman . yps  
John N. Bergman

Douglas A. Spencer . yps  
Douglas A. Spencer

cc: Engineer  
Map Office



## **PETITION FOR ANNEXATION – REGULAR**

To: The County Commissioners of Auglaize County, Ohio:

The undersigned Petitioners are the majority of the fee simple owners of certain real estate, which is contiguous to the corporation limits of the Village of Minster, Ohio, and hereby petition for the annexation of said territory to the Village of Minster, Auglaize County, Ohio, in the manner provided for by Sections 709.02 to 709.11 of the Revised Code of Ohio.

Petitioners have attached hereto and made a part of this Petition as Exhibit “A”, a legal description of the perimeter of the territory sought to be annexed.

Petitioners have further attached as Exhibit “B” hereto and made a part of this Petition, an accurate map or plat of the territory sought to be annexed.

Keith M. Schnelle , attorney at law, is hereby appointed agent for the Petitioners, as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Any amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.



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Keith M. Schnelle

Schnelle Law Office, LLC

P.O. Box 4038

Courtview Center 101-C

100 S. Main Ave.

Sidney, OH 45365-4038

Email: [kschnelle@schnellelaw.com](mailto:kschnelle@schnellelaw.com)

Phone Number: 937/538-4324 ext. 2003

Fax Number: 937/538-4328

## PETITIONERS FOR ANNEXATION

SIGNATURE OF PETITIONERS, NAME AND ADDRESS

DATE SIGNED

1. TODD REALTY, LTD

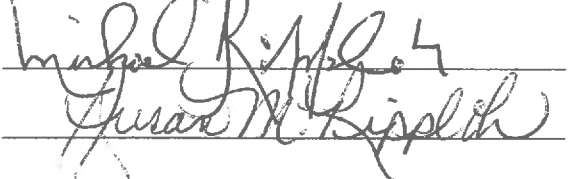
BY

  
TODD WEIGANDT, SOLE MEMBER

TODD REALTY, LTD.  
90 N. MAIN STREET  
MINSTER, OHIO 45865

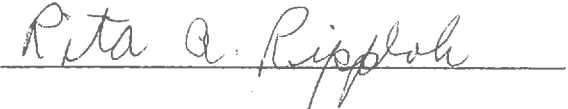
12-9-19, 2019

2. MICHAEL J. RIPPLOH AND SUSAN M. RIPPLOH

  
MICHAEL J. & SUSAN M. RIPPLOH  
444 E. SEVENTH STREET  
MINSTER, OHIO 45865

11-28, 2019

3. RITA A. RIPPLOH


  
RITA A. RIPPLOH  
298 E. SEVENTH STREET  
MINSTER, OHIO 45865

11-27, 2019

4. NORBERT C. RIPPLOH REVOCABLE TRUST

U/A/D OCTOBER 5, 2007

BY

  
MICHAEL RIPPLOH, SUCCESSOR TRUSTEE

BY

  
REBECCA EGBERT, SUCCESSOR TRUSTEE

NORBERT C. RIPPLOH REVOCABLE TRUST  
298 E. SEVENTH STREET  
MINSTER, OHIO 45865

11-28, 2019

### LIST OF TRACTS TO BE ANNEXED

<u>OWNER</u>	<u>PARCEL #</u>	<u>ACREAGE</u>
1. TODD REALTY, LTD 90 N. MAIN STREET MINSTER, OHIO 45865	E14-026-008-05	5.935
2. MICHAEL J. RIPPLOH AND SUSAN M. RIPPLOH 444 E. SEVENTH STREET MINSTER, OHIO 45865	E14-026-008-02 & E14-026-008-01	7.813 1.272
3. RITA A. RIPPLOH 298 E. SEVENTH STREET MINSTER, OHIO 45865	E14-026-008-03	1.002
4. NORBERT C. RIPPLOH REVOCABLE TRUST U/A/D OCTOBER 5, 2007 AND RITA A. RIPPLOH 298 E. SEVENTH STREET MINSTER, OHIO 45865	E14-026-008-00	1.712
5. JOINT TOWNSHIP DISTRICT MEMORIAL HOSPITAL 200 ST. CLAIR STREET ST. MARYS, OHIO 45885	E14-026-008-04	0.707

## EXHIBIT "A"

### Legal Description Annexation to the Village of Minster, Ohio 18.441 Acres

Being located in the Northwest Quarter of Section 26, Town 7 South, Range 4 East, Jackson Township, Auglaize County, Ohio, and described as follows:

Commencing at a monument box found marking the southeast corner of the northwest quarter of said Section 26;

Thence North  $89^{\circ}39'10''$  West along the south line of said quarter section and the north right-of way line of Seventh Street, a distance of one thousand three hundred eleven and thirty hundredths feet (1311.30') to an iron pin found at the southeast corner of a 1.272 acre tract of land owned by Michael J. and Susan M. Ripploh as described in Official Record 575, Page 349, marking the **TRUE POINT OF BEGINNING** ;

Thence North  $89^{\circ}39'10''$  West continuing along the south line of said quarter section and the north right-of way line of Seventh Street, a distance of one thousand three hundred eighteen and seventy-nine hundredths feet (1318.79') to a point on the approximate centerline of State Route 66;

Thence North  $01^{\circ}14'25''$  East along the approximate centerline of State Route 66, a distance of four hundred forty-two and twenty-six hundredths feet (442.26') to a point at the northwest corner of a 0.707 acre tract of land owned by Joint Township District Memorial Hospital as described in Official Record 676, Page 968;

Thence North  $89^{\circ}46'22''$  East a distance of nine hundred ninety and thirteen hundredths feet (990.13') to an iron pin found in the west line of a 5.935 acre tract of land owned by Todd Realty LTD as described in Official Record 689, Page 2271;

Thence North  $01^{\circ}10'43''$  East along the west line of the 5.935 acre tract, a distance of six hundred sixty-two and fifty-seven hundredths feet (662.57') to an iron pin found at the northwest corner of the 5.935 acre tract;

Thence South  $89^{\circ}38'32''$  East along the north line of the 5.935 acre tract, a distance of three hundred twenty-nine and eighty-nine hundredths feet (329.89') to an iron pin found at the northeast corner of the 5.935 acre tract;

Thence South  $01^{\circ}14'47''$  West along the east line of the 5.935 acre tract, a distance of eight hundred four and eighty-two hundredths feet (804.82') to an iron pin found at the northeast corner of the aforesaid Michael J. and Susan M. Ripploh 1.272 acre tract;

Thence South  $01^{\circ}08'59''$  West along the east line of the 1.272 acre tract, a distance of three hundred two and four hundredths feet (302.04') to the **TRUE POINT OF BEGINNING**, containing **18.441 acres** of land more or less.

Description based on a survey by Craig W. Mescher Registered Surveyor No. 8237 in October of 2019.





# EXHIBIT "B"

## ANNEXATION TO THE VILLAGE OF MINSTER, OHIO

NW QTR. SEC. 26, T-7-S, R-4-E  
JACKSON TWP., AUGLAIZE COUNTY, OHIO

DOROTHY A. BENSMAN  
(TRUSTEE)  
O.R. 592, PG. 1736

S89°38'32"E 329.89'

Scale: 1" = 150'

BEARINGS ARE ASSUMED AND  
USED TO DENOTE ANGLES ONLY.

### LEGEND

- MONUMENT BOX FOUND
- IRON PIN FOUND
- ⊙ ODOT R/W MONUMENT FOUND

### LAND SURVEY REFERENCE:

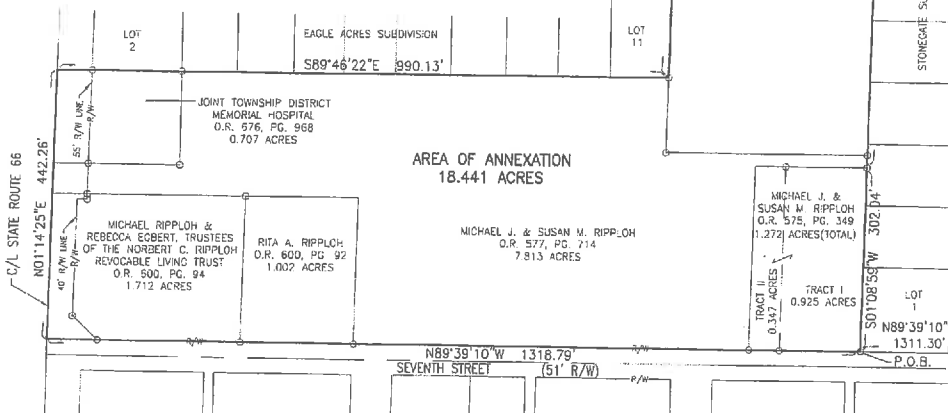
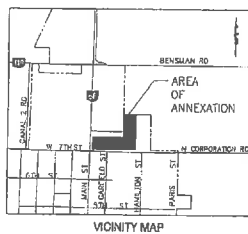
SURVEY BOOK J, PAGE 524  
SURVEY BOOK Q, PAGE 233  
SURVEY BOOK Q, PAGE 261  
SURVEY BOOK S, PAGE 546

I HEREBY CERTIFY THAT THIS ANNEXATION  
REPRESENTS AN ACTUAL SURVEY DONE IN  
OCTOBER 2019.

SURVEYED BY: *Craig W. Mescher*  
CRAIG W. MESCHER REG. SURVEYOR NO. 8237



**ACCESS**  
Engineering Solutions  
1300 W. HANCOCK BLVD., SUITE B, COLUMBUS, OH 43223  
www.accessengr.com | 614-386-1420



**PROPERTY OWNERS ADJOINING PROPOSED  
ANNEXATION AREA-VILLAGE OF MINSTER  
18.441 ACRES**

**Parcel ID: E1530100200 and E1530100100**

**Owner:** BOARD OF EDUCATION OF THE MINSTER SCHOOL DISTRICT

**Address:** 100 SEVENTH STREET, MINSTER, OHIO 45865

**Parcel ID: E1402703100**

**Owner:** PACK, TODD A. & ELAINE

**Address:** 304 SEVENTH STREET, MINSTER, OHIO 45865

**Parcel ID: E1501100100**

**Owner:** HAUSFELD, J. DOUGLAS (TRUSTEE)

**Address:** PO BOX 27, MINSTER, OHIO 45865

**Parcel ID: E1501200100**

**Owner:** BENSMAN, KARL

**Address:** 295 N. GARFIELD STREET, MINSTER, OHIO 45865

**Parcel ID: E1501306300**

**Owner:** RANLY, DALE O. & JEANETTE A. (TRUSTEES)

**Address:** 300 N. GARFIELD STREET, MINSTER, OHIO 45865

**Parcel ID: E1501306200**

**Owner:** GIGANDET, DALE & CLARICE (TRUSTEES)

**Address:** 341 SEVENTH STREET, MNSTER, OHIO 45865

**Parcel ID: E1501404500 and E1501500100**

**Owner:** RINO REAL ESTATE HOLDINGS LLC

**Address:** 298 E. SEVENTH STREET, MINSTER, OHIO 45865

**Parcel ID: E1526700100**

**Owner:** STEWART, JOSEPH M. & JAYLENE R.

**Address:** 1 STONEGATE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1526700200 AND E1526700300 AND E1526700400**

**Owner:** TODD REALTY,LTD.

**Address:** 90 N. MAIN, MINSTER, OHIO 45865

**Parcel ID: E1526700600**

**Owner:** BOSSLER, COREY LOUIS & JAYNA MARIE

**Address:** 837 GEARHARDT LANE, TROY, OHIO 45373

**Parcel ID: E1526700700**

**Owner:** STEELE, TREY M. & JANDIE S.

**Address:** 9979 BUCKEYE DRIVE, HUNTSVILLE, OHIO 43324

**Parcel ID: E1526700800**

**Owner:** SOMMER, SHARON E. (TRUSTEE)

**Address:** STONEGATE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1402600600**

**Owner:** VIER BRUDER FARM, LLC

**Address:** 04530 BENSMAN ROAD, MINSTER, OHIO 45865

**Parcel ID: E1503202000**

**Owner:** PRENGER, JAMES & PATRICIA

**Address:** 39 INDEPENDENCE AVENUE, MINSTER, OHIO 45865

**Parcel ID: E1503300600**

**Owner:** WISSMAN, JEROME L. & ARLENE J.

**Address:** 42 INDEPENDENCE AVENUE, MINSTER, OHIO 45865

**Parcel ID: E1503300700**

**Owner:** LENTZ, LINDA R.

**Address:** 41 EAGLE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1503201100**

**Owner:** MESCHER, ALLEN & GAIL

**Address:** 42 EAGLE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1503201000**

**Owner:** RANLY, CAROL & MARVIN

**Address:** 34 EAGLE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1503200900**

**Owner:** WOLF, JEFFREY & ELAINE

**Address:** 30 EAGLE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1503200800**

**Owner:** BRACKMAN, MATTHEW J. & SHERMAN, LYNN M.

**Address:** 26 EAGLE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1503200700**

**Owner:** SCHMITMEYER, DOUGLAS & KAREN

**Address:** 22 EAGLE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1503500500**

**Owner:** GRINER, MICHAEL J.

**Address:** 18 EAGLE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1503500400**

**Owner:** RANLY, GENE B.

**Address:** 20 EAGLE DRIVE, MINSTER, OHIO 45865

**Parcel ID: E1503200500 and E1503200400 and E1503200300**

**Owner:** JSKJ RENTALS, LLC

**Address:** 12A EAGLE DRIVE, MINSTER, OHIO 45865