



**City Council
Legislative Session**

Agenda

**July 10, 2023
7:30 PM**

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
July 10, 2023

5:40-5:45 p.m.	Community garden	Parks & Lands Keener
5:45-5:55 p.m.	Parks master planning	Parks & Lands Keener
5:55-6:15 p.m.	Retention ponds	Utilities Woods
6:15-6:25 p.m.	TIRC recommendations	Planning & Zoning Hillier
6:25-6:35 p.m.	CRA exemptions	Planning & Zoning Hillier
6:35-6:45 p.m.	Pleasant Township annexation	Planning & Zoning Hillier
6:45-7:15 p.m.	Hearing.: W. Gambier, S. Norton rezone	Planning & Zoning Hillier

- 07-10-23 Committee Meeting Schedule

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

INVOCATION

Roger Tickle, Set Free Ministries

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - Jun 26, 2023 7:30 PM

RECEIVE PETITIONS AND COMMUNICATIONS

None.

RECEIVE COMMITTEE REPORTS

- 06-26-23 Organizational Meeting Minutes
- 06-26-23 Parks and Lands Committee Meeting Minutes
- 06-26-23 Fire, Police and Civil Defense Committee Meeting Minutes
- 06-26-23 Utilities Committee Meeting Minutes
- 06-26-23A Planning and Zoning Committee Meeting Minutes
- 06-26-23B Planning and Zoning Committee Meeting Minutes
- 06-26-23C Planning and Zoning Committee Public Hearing Minutes

LIQUOR CONTROL LICENSE

None.

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

None.

RESOLUTIONS FOR THIRD READING**RESOLUTIONS FOR SECOND READING****RESOLUTION NO. 2023-58**

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE 2023 KNOX COUNTY TAX INCENTIVE REVIEW COUNCIL CONCERNING PARCELS OF COMMERCIAL REAL PROPERTY IN THE CITY OF MOUNT VERNON RECEIVING TAX EXEMPTIONS FOR PURPOSES OF ECONOMIC DEVELOPMENT; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

RESOLUTIONS FOR FIRST READING**RESOLUTION NO. 2023-60**

A RESOLUTION ADOPTING A PARK FACILITIES NAMING RIGHTS POLICY FOR THE CITY OF MOUNT VERNON.

Parks and Lands: Keener, Woods

ORDINANCES FOR THIRD READING

ORDINANCE NO. 2023-24

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #70-00366.002 AND #70-0366.003, BOTH ALSO KNOWN AS 1104 WEST GAMBIER STREET, FROM THE PRESENT ZONING OF CLINTON TOWNSHIP LB - LOCAL BUSINESS, TO GB - GENERAL BUSINESS ; PARCEL #70-00366.004, ALSO KNOWN AS 120 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP RRA - RURAL RESIDENTIAL AND AGRICULTURAL, TO GB - GENERAL BUSINESS; AND PARCEL #70-0366.005, ALSO KNOWN AS 130 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP GB - GENERAL BUSINESS, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCE NO. 2023-27

AN ORDINANCE AMENDING RESOLUTION NO. 2021-39 TO CHANGE THE CIRCUMSTANCES UNDER WHICH CERTAIN COMMUNITY REINVESTMENT AREA EXEMPTIONS ARE OFFERED IN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCES FOR SECOND READING**ORDINANCE NO. 2023-29**

AN ORDINANCE ACCEPTING THE ANNEXATION OF 105.65 ACRES, PARCEL NUMBERS 59-02289.000 AND 59-02289.001, FROM PLEASANT TOWNSHIP INTO THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCES FOR FIRST READING**REMARKS FROM THE ADMINISTRATION****REMARKS FROM COUNCIL****ADJOURN AT THE CALL OF THE PRESIDENT**



PRESS RELEASE

City Hall
40 Public Square
Mount Vernon, OH 43050

FOR MORE INFORMATION, CONTACT:
Todd Hill, Clerk of Council
740-393-9517 Fax: 740-397-6595

FOR IMMEDIATE RELEASE

July 5, 2023

Mount Vernon City Council Committee Meeting Schedule July 10, 2023

5:40-5:45 p.m.	Community garden	Parks & Lands Keener
5:45-5:55 p.m.	Parks master planning	Parks & Lands Keener
5:55-6:15 p.m.	Retention ponds	Utilities Woods
6:15-6:25 p.m.	TIRC recommendations	Planning & Zoning Hillier
6:25-6:35 p.m.	CRA exemptions	Planning & Zoning Hillier
6:35-6:45 p.m.	Pleasant Township annexation	Planning & Zoning Hillier
6:45-7:15 p.m.	Public Hearing: West Gambier, South Norton rezonings	Planning & Zoning Hillier

The above listed meeting will be held to discuss the above items; but will not be limited to those listed.
Mount Vernon News - WMVO - WNZR – City Hall Bulletin Board



**Council as a Whole Meeting Minutes
Organizational Meeting
June 26, 2023 – 5:25 p.m. to 5:29 p.m.**

COUNCIL PRESENT:

Bruce E. Hawkins, President
James Mahan, First Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Rob Broeren, Law Director
Terry Scott, Auditor
Chad Christopher, Fire Chief
Aaron Rinehart, Utilities Director
Tony DeFulius, Civil Service Director
Todd Hill, Clerk
Cheryl Splain, Knox Pages

Given the June 12, 2023 resignation of Council Person John Francis, Second Ward, who had served as Council President Pro-Tem, Hillier made a motion to appoint Tammy Woods the new Council President Pro-Tem, with a second by Keener. Motion passed by a voice vote of 5-0. Following a discussion, it was decided that Woods will become chair of the Employee and Community Relations Committee, effective July 10, 2023. In turn, the person appointed to replace Francis will become chair of the Utilities Committee, also effective July 10. The appointee will also be named the ranking chair of the Streets and Public Buildings Committee, and become a member of the Parks and Lands, and Planning and Zoning committees, also effective July 10.

Respectfully submitted,

Bruce Hawkins, President
Mount Vernon City Council

BH/th



**Parks and Lands Committee Meeting Minutes
June 26, 2023 – 5:30 p.m. to 5:42 p.m.**

COUNCIL PRESENT:

Bruce E. Hawkins, President
James Mahan, First Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Rob Broeren, Law Director
Terry Scott, Auditor
Chad Christopher, Fire Chief
Aaron Rinehart, Utilities Director
Tony DeLuliis, Civil Service Director
Todd Hill, Clerk
Cheryl Splain, Knox Pages

Walt Lewis, resource navigator for the United Way of Knox County, discussed a proposal for a community garden on vacant property that would be leased from AEP at 1009 E. Vine St., between Vine and Lawn Avenue. The United Way is seeking Council's approval of the proposal. Safety-Service Director Rick Dzik noted that the City could run water to the site for about \$1,800, and that a variance would be required to erect a fence on the site, at the garden's expense. The chair noted a small gravel parking lot would be laid out on the site, off Lawn, and that if the garden were to become neglected the City could take over maintaining the lot. The chair requested a five-minute committee meeting on the matter for July 10, 2023.

Respectfully submitted,

Amber Keener, Chair
Parks and Lands Committee
Mount Vernon City Council

AK/th



Fire, Police and Civil Defense Committee Meeting Minutes
Committee Meeting
June 26, 2023 – 5:42 p.m. to 5:53 p.m.

COUNCIL PRESENT:

Bruce E. Hawkins, President
 James Mahan, First Ward
 Tammy Woods, Third Ward
 Mike Hillier, Fourth Ward
 Janis Seavolt, At-Large
 Amber Keener, At-Large
 Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
 Richard Dzik, Safety-Service Director
 Rob Broeren, Law Director
 Terry Scott, Auditor
 Chad Christopher, Fire Chief
 Aaron Rinehart, Utilities Director
 Tony Defuliis, Civil Service Director
 Todd Hill, Clerk
 Cheryl Splain, Knox Pages

Fire Chief Chad Christopher presented his department's quarterly report. He noted that his department is fully staffed, and thanked Council for passing legislation raising wages for part-time firefighters. He provided updates on training and various public relations activities, such as tours, talks and Paddle for Heroes. The chief noted that so far this year the Fire Department has responded to 2,272 emergency calls, which is down 150 from the same time last year. EMS calls made up 87 percent of that total. No further committee meetings on the matter were requested.

Respectfully submitted,

James Mahan, Chair
 Fire, Police, Civil Defense Committee,
 Mount Vernon City Council

JM/th



Utilities Committee Meeting Minutes

June 26, 2023 – 5:53 p.m. to 6:08 p.m.

COUNCIL PRESENT:

Bruce E. Hawkins, President
James Mahan, First Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Rob Broeren, Law Director
Terry Scott, Auditor
Chad Christopher, Fire Chief
Brian Ball, Engineer
Aaron Rinehart, Utilities Director
Tony DeJuliis, Civil Service Director
Todd Hill, Clerk
Cheryl Splain, Knox Pages

The committee discussed Resolution No. 2023-56, to advertise for bids and enter into contract for the Buckeye Addition waterlines project. Engineer Brian Ball characterized the grant project as a partnership on the Federal, State, County, City and Township levels, as the 75 homes in the Buckeye Addition currently without City water are in Clinton Township. He added that they are already connected to City sewer. The monthly cost of metered water and sewer would be \$15.04 a month for the residents, \$14.04 for seniors. The cost of the project would be \$1.5 million, with various grants covering the cost. In addition, there would be CDBG grants available for low-income households that qualify to cover the costs of hooking up to City water. There would be no cost to the City except for labor to install the waterlines. Ball noted that, while hooking up to water is voluntary, residents who don't want to hook up would still be contractually required to pay \$25 a month. Law Director Rob Broeren noted that the contract could be amended at any time. No further meetings on the matter were requested. Resolution No. 2023-56 was up for a second reading at Council's Legislative Session later in the evening.

Respectfully submitted,

Tammy Woods, Chair
Utilities Committee
Mount Vernon City Council

TW/th



**Planning and Zoning Committee Meeting Minutes
June 26, 2023 – 6:08 p.m. to 6:20 p.m.**

COUNCIL PRESENT:

Bruce E. Hawkins, President
James Mahan, First Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Rob Broeren, Law Director
Terry Scott, Auditor
Chad Christopher, Fire Chief
Brian Ball, Engineer
Aaron Rinehart, Utilities Director
Tony DeLuliis, Civil Service Director
Donna Hostetler, Clinton Township
Todd Hill, Clerk
Cheryl Splain, Knox Pages

The committee met to discuss Ordinance No. 2023-28, consenting to the annexation of 4.325 acres from Clinton Township into the City. Former Mayor Richard Mavis, who serves on the board of the Knox County Historical Society, explained that the organization is requesting annexation of its property at 875 Harcourt Road into the City. Law Director Rob Broeren noted that the consent legislation needs to be voted on by June 28. The chair observed that the property's parcel number is not in the legislation, but it was determined that it is in the attachments. No further meetings on the matter were requested. Ordinance No. 2023-28 was up for a second reading at Council's Legislative Session later in the evening.

Respectfully submitted,

Mike Hillier, Chair
Planning and Zoning Committee
Mount Vernon City Council
MH/th



**Planning and Zoning Committee Meeting Minutes
June 26, 2023 – 6:23 p.m. to 6:43 p.m.**

COUNCIL PRESENT:

Bruce E. Hawkins, President
James Mahan, First Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Rob Broeren, Law Director
Terry Scott, Auditor
Chad Christopher, Fire Chief
Brian Ball, Engineer
Aaron Rinehart, Utilities Director
Tony DeLuliis, Civil Service Director
Donna Hostetler, Clinton Township
Sam Filkins, ADF
Todd Hill, Clerk
Cheryl Splain, Knox Pages

The committee met to discuss Ordinance No. 2023-30, determining that a petition to establish the Mount Vernon New Community Authority District is sufficient and complies with the Ohio Revised Code. This is the second piece of legislation to come before Council on the NCA. Michael Ringle and J. Caleb Bell of the Columbus law firm Bricker Graydon discussed the NCA, noting that the base development charge of 4 mills would raise an estimated \$7.5 million over 30 years in collections from the Rockford Homes and Highland Real Estate housing developments. The money raised would then be used for infrastructure improvements and various community facilities. The NCA would also require the formation of a seven-member board, with Council appointing three community members and one local government member, and the Mayor appointing three developer members. There will be a public hearing on the NCA on July 24, 2023 at 6:45 p.m. Ordinance No. 2023-30 was up for a first reading at Council's Legislative Session later in the evening.

Respectfully submitted,

Mike Hillier, Chair
Planning and Zoning Committee
Mount Vernon City Council
MH/th



**Planning and Zoning Committee Public Hearing Minutes
June 26, 2023 – 6:45 p.m. to 7:00 p.m.**

COUNCIL PRESENT:

Bruce E. Hawkins, President
James Mahan, First Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Rob Broeren, Law Director
Terry Scott, Auditor
Chad Christopher, Fire Chief
Brian Ball, Engineer
Aaron Rinehart, Utilities Director
Tony DeFulius, Civil Service Director
Donna Hostetler, Clinton Township
Sam Filkins, ADF
Todd Hill, Clerk
Cheryl Splain, Knox Pages

The committee held a public hearing to discuss Ordinance No. 2023-21, to accept the vacation of a portion of Lewis Street and South Alley, and Ordinance No. 2023-22, amending the zoning classification of parcel #66-00268.000, also known as 600 W. Vine St., from the present zoning of R-2 – Single and Two Family District, to GB – General Business. Both actions were requested by the Central Ohio Farmers Co-op, and were approved by the Municipal Planning Commission. Jamison Price of the Co-op explained that his business wishes to expand at the site, which would be aided by the vacation and the rezoning. Engineer Brian Ball added that there are no utilities under that portion of Lewis Street, and that the site is served by rail. Nobody from the public spoke in favor of or against the proposal. Price also spoke about vandalism at the site. Ordinance Nos. 2023-21 and 2023-22 were both up for third readings at Council’s Legislative Session later in the evening.

Respectfully submitted,

Mike Hillier, Chair
Planning and Zoning Committee
Mount Vernon City Council
MH/th



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-58

Meeting: 07/10/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Finance
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3836

A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE 2023 KNOX COUNTY TAX INCENTIVE REVIEW COUNCIL CONCERNING PARCELS OF COMMERCIAL REAL PROPERTY IN THE CITY OF MOUNT VERNON RECEIVING TAX EXEMPTIONS FOR PURPOSES OF ECONOMIC DEVELOPMENT; AND DECLARING AN EMERGENCY.

WHEREAS, Mount Vernon City Council has from time to time provided economic development incentives through means of Community Reinvestment Area (CRA), Enterprise Zone (EZ) and Tax Increment Financing (TIF) exemptions to foster development of various real property within the City; and,

WHEREAS, the Area Development Foundation, Inc., in support of the City of Mount Vernon, annually collects performance data from each such exempted economic development project and reports the same to the Ohio Department of Development; and,

WHEREAS, in addition to reporting to the State, the Knox County Auditor has acted pursuant to Ohio Revised Code Section 5709.85 to create the Knox County Tax Incentive Review Council (TIRC) for purposes of annually reviewing all City agreements granting CRA, EZ and TIF property tax exemptions; and,

WHEREAS, the TIRC met on June 1, 2023 for purposes of its annual review of performance data collected from all tax-exempted economic development projects (the same data reported to the State), with the TIRC making recommendations concerning the status of each such economic development project; and,

WHEREAS, Mount Vernon City Council must thereafter meet and vote to accept, reject or modify all or any portion of the TIRC's recommendations within sixty days of the TIRC's review, as per Ohio Revised Code Section 5709.85(E); and,

WHEREAS, the City is desirous of ensuring that each tax-exempted economic development project that remains in good standing and eligible under Ohio law continues to receive the benefits of such tax incentives.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Mount Vernon, County of Knox, State of Ohio:

SECTION 1: That the Mount Vernon City Council hereby accepts the TIRC's recommendation to find as in compliance for tax year 2022 the CRA exemption in place for Woodward Development Corp. on the basis of job and investment performance data reported for tax year 2022.

SECTION 2: That the Mount Vernon City Council does hereby accept the TIRC's recommendations to continue as-is, and as found to be in compliance, the active EZ exemptions in place for Chesterland Productions PLL (i.e., Sanoh America) on the basis of job and investment performance data reported for tax year 2022.

SECTION 3: That the Mount Vernon City Council hereby accepts the TIRC's reported information concerning the three (3) active TIF projects for the year ending December 31, 2022.

SECTION 4: That the Clerk of Council is hereby directed to deliver a copy of this Resolution to the Auditor of Knox County, Ohio, after its passage and upon request made by said Auditor's representative.

SECTION 5: That the Clerk of Council be instructed to record said Resolution in the appropriate record book.

SECTION 6: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

06/26/23

City Council

FIRST READING

Resolution No. 2023-58 was given a first reading. Hillier requested a 10-minute meeting of the Planning and Zoning Committee on the legislation for July 10, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-60

Meeting: 07/10/23 7:30 PM
Dept: Parks and Lands
Keener, Woods
Category: Parks
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3844

**A RESOLUTION ADOPTING A PARK FACILITIES NAMING RIGHTS POLICY FOR THE
CITY OF MOUNT VERNON.**

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon,
Ohio, that:

SECTION 1: The Council of the City of Mount Vernon, Ohio adopts the Park Facilities
Naming Rights Policy (attached as Exhibit A).

PARK FACILITIES NAMING RIGHTS POLICY FOR THE CITY OF MOUNT VERNON

PURPOSE

The purpose of this policy is to establish the criteria and procedures for granting naming rights in relation to city-owned ballfields, dugouts, press boxes, and concession facilities in the City of Mount Vernon.

II. GENERAL STATEMENT OF POLICY

It is the policy of the City of Mount Vernon to recognize organizations or persons who have either supported the park facilities through distinguished effort or financial contributions by naming facilities in their honor for specified periods ("Named Party").

III. GRANTING NAMING RIGHTS

- A. The granting of naming rights must be consistent with the City of Mount Vernon's mission and core values.
- B. For the purposes of this policy, all fees for naming rights will be established by the Recreation Board.
- C. All requests for naming rights must be submitted in writing to the Recreation Board for review.
- D. The City of Mount Vernon will designate the Safety Service Director, Recreation Director and City Council Liaison to the Recreation Board to serve as a committee to review and make recommendations for naming rights.
- E. The Recreation Board will consider submissions and recommend to the committee who will bring the recommendation to City Council for final approval for each facility naming request.
- F. The person or organization who submitted the request for naming rights will then execute a financial arrangement with the City Auditor, under the fee structure set forth by the Recreation Board.
- H. The physical display of the Named Party shall be a 24" x 36" aluminum sign affixed to ballfield fences near home plate, and in a visible location on press boxes and concession facilities. An 18" x 24" aluminum sign will be affixed to a visible location on dugouts.

IV. DURATION OF NAMING RIGHTS

The duration of naming rights will be determined by the Recreation Board at the same time that the fees are established.

V. EARLY TERMINATION OF NAMING RIGHTS

The naming rights agreement may be terminated under the following conditions:

1. Termination by the City of Mount Vernon: the City of Mount Vernon reserves the right, at its sole discretion, to terminate naming rights without refund of consideration, prior to the scheduled termination date, should it feel it is necessary to do so to avoid the city from being brought into disrepute.
2. Termination by the Named Party: the Named Party, without refund of consideration, at its sole discretion, may terminate its acceptance of the Naming Rights prior to the scheduled termination date in the event that the city directly brings the Named Party into disrepute.
3. Termination by the City of Mount Vernon for Nonpayment: if the Named Party fails to meet the financial obligation that was agreed to, the City of Mount Vernon reserves the right, at its sole discretion, to terminate naming rights without refund of consideration, prior to the scheduled termination date.

VII. TRANSFERABILITY OF NAMING RIGHTS

- A. Naming Rights may only be transferred by mutual agreement between all parties. Costs for replacement of signage will be covered by the replacement Named Party.
- B. "Naming Rights in Consideration" may be traded by mutual agreement between all parties. Traded is defined as "to exchange one naming right for another" as in the case where a company changes its name, the naming right might be "traded" to reflect the new name. Costs for replacement of signage will be covered by the replacement Named Party.

VIII. RENEWABILITY OF NAMING RIGHTS

Naming rights may be renewed by the mutual agreement between the parties.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-24

Meeting: 07/10/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3822

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #70-00366.002 AND #70-0366.003, BOTH ALSO KNOWN AS 1104 WEST GAMBIER STREET, FROM THE PRESENT ZONING OF CLINTON TOWNSHIP LB - LOCAL BUSINESS, TO GB - GENERAL BUSINESS ; PARCEL #70-00366.004, ALSO KNOWN AS 120 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP RRA - RURAL RESIDENTIAL AND AGRICULTURAL, TO GB - GENERAL BUSINESS; AND PARCEL #70-0366.005, ALSO KNOWN AS 130 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP GB - GENERAL BUSINESS, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Mount Vernon has received an application for rezoning certain property within the City of Mount Vernon, specifically Parcel #70-00366.002 and #70-0366.003, both also known as 1104 West Gambier Street; Parcel #70-00366.004, also known as 120 South Norton Street; and Parcel #70-00366.005, also known as 130 South Norton Street; and

WHEREAS, the Municipal Planning Commission for the City of Mount Vernon met on May 11, 2023 and voted unanimously to approve the zoning change for Parcel #70-00366.002 from Clinton Township LB - Local Business, to GB - General Business; for Parcel #70-0366.003 from Clinton Township LB - Local Business, to GB - General Business, for Parcel #70-00366.004 from Clinton Township RRA - Rural Residential and Agricultural, to GB - General Business; and for Parcel #70-00366.005 from Clinton Township GB - General Business, to GB - General Business.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the City of Mount Vernon hereby amends the zoning classification of Parcel #70-00366.002 and #70-0366.003, both also known as 1104 West Gambier Street; Parcel #70-00366.004, also known as 120 South North Street; and Parcel #70-00366.005, also known as 130 South Norton Street. The zoning will be as indicated:

<u>PARCEL NO.</u>	<u>PROPOSED ZONING</u>
#70-00366.002	GB - General Business
#70-00366.003	GB - General Business
#70-00366.004	GB - General Business
#70-00366.005	GB - General Business

SECTION 2: That the zoning classification be recorded in Title XI of the Planning and Zoning Codes of the Codified Ordinances of the City of Mount Vernon.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow for the development of business within the City, the said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

06/12/23 City Council FIRST READING

Ordinance No. 2023-24 was given a first reading. There will be a public hearing on the legislation on July 10, 2023.

06/26/23 City Council SECOND READING

Ordinance No. 2023-24 was given a second reading.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-27

Meeting: 07/10/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3834

AN ORDINANCE AMENDING RESOLUTION NO. 2021-39 TO CHANGE THE CIRCUMSTANCES UNDER WHICH CERTAIN COMMUNITY REINVESTMENT AREA EXEMPTIONS ARE OFFERED IN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon (the “City”), through Ordinance No. 2021-39, adopted October 25, 2021, as amended by Ordinance No. 2022-09, adopted February 14, 2022 (collectively, the “CRA Ordinance”), established the Mount Vernon Community Reinvestment Area (the “CRA”) and provided for real property tax exemptions for certain residential development within the CRA; and

WHEREAS, the CRA Ordinance contains the terms for property tax exemptions for certain types of projects undertaken within the City; and

WHEREAS, the City desires to further amend the CRA Ordinance to update the circumstances pursuant to which property tax exemptions within the CRA are available;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT VERNON, STATE OF OHIO, THAT:

SECTION 1: Section 4 of the CRA Ordinance is hereby deleted in its entirety and replaced with the following:

Section 4: That for residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods and percentages:

Percentage determination: For developments described in (i) - (iii) below, the percentage of tax exemption for a given property is determined based on the low-moderate income levels (LMI score) in each census block as scored in **Exhibit B**. The higher the percentage of low-moderate income residents within a census block the higher the percentage between 50%-100%. These scores will be updated as new census data becomes available and instated on the next calendar year. The percentage of tax exemption for developments described in (iv) below shall be determined by this Council on a case-by-case basis.

Exemption period (**Exhibit C**):

- i. Ten (10) years, for the remodeling of every residential dwelling unit, either one (1) housing unit, or containing not more than two (2) housing units and upon which the cost of remodeling is at least \$15,000, as described in ORC Section 3735.67, and with such exemption being 50% or 75% depending on block LMI score, for each of the ten (10) years.
- ii. Twelve (12) years, for the remodeling of every residential dwelling unit containing more than three (3) housing units and upon which the cost of remodeling is at least \$15,000, as described in ORC Section 3735.67, and such exemption being 50% or 75% depending on block LMI score for each of the twelve (12) years.
- iii. Fifteen (15) years, for the construction of dwellings containing not more than one (1) housing unit, as described in ORC Section 3735.67, on existing lots with existing utility services present, with such exemption being 50% or 75% depending on block LMI score for each of the fifteen (15) years.
- iv. Up to fifteen (15) years, for the construction of dwellings containing more than three (3) housing units, as described in ORC Section 3735.67, on existing lots with existing utility services present, with such exemption being up to 100%. The precise term and exemption percentage shall be determined on a case-by-case basis by this Council prior to commencement of construction.
- v. The period of exemption for a dwelling described in item i or ii of this section may be extended by City Council for up to an additional ten (10) years if the dwelling is a structure of historical or architectural significance or is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h).

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

SECTION 2. Except as provided herein, the provisions of the CRA Ordinance remain in full force and effect as stated therein.

SECTION 3. That City Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

SECTION 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason to allow the City to process CRA exemptions as expeditiously as possible, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

06/12/23 City Council FIRST READING

Ordinance No. 2023-27 was given a first reading.

06/26/23 City Council SECOND READING

Ordinance No. 2023-27 was given a second reading. Hillier requested a 10-minute meeting of the Planning and Zoning Committee on the legislation for July 10, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-29

Meeting: 07/10/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3832

AN ORDINANCE ACCEPTING THE ANNEXATION OF 105.65 ACRES, PARCEL NUMBERS 59-02289.000 AND 59-02289.001, FROM PLEASANT TOWNSHIP INTO THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 709.023 provides the process for an Expedited Type 2 annexation where the annexed territory remains subject to the real estate taxation of the township; and

WHEREAS, on April 27, 2023, the Knox County Board of Commissioners approved the petition of the owner of 105.65 acres located in Pleasant Township to annex the property into the City of Mount Vernon under the Expedited Type 2 process; and

WHEREAS, Revised Code sections 709.04 and 709.10 require the City to accept or reject the approved annexation petition in no less than 60 and no more than 120 days after the approval of the petition by the Knox County Board of Commissioners.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That pursuant to Revised Code Section 709.10, the City of Mount Vernon accepts the annexation of 0.105.65 Acres, Parcel Numbers 59-02289.000 and 59-02289.001, located in Pleasant Township proposed in the owner's petition and approved by the Knox County Board of Commissioners on April 27, 2023 (attached as Exhibit A).

SECTION 2: That the annexation is subject to the conditions set for in Ordinance 2023-18, adopted by Council on April 24, 2023.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that Revised Code Section 709.04 requires Council to act on the annexation within a short window, therefore, it become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

06/26/23

City Council

FIRST READING

Ordinance No. 2023-29 was given a first reading. Hillier requested a 10-minute meeting of the Planning and Zoning Committee on the legislation for July 10, 2023.



Knox County Board of Commissioners

Teresa Bemiller

Thom Collier

Bill Pursel

Executive Assistant
Penny Doyle

County Administrator
Jason Booth

Budget Analyst
Robin Santo

April 27, 2023

RESOLUTION 2023-363--APPROVE TYPE 2 ANNEXATION OF 105.65 ACRES FROM PLEASANT TOWNSHIP TO THE CITY OF MOUNT VERNON, OHIO, ZACHARY DIMARCO, ATTORNEY AT LAW WITH CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD., AGENT. PARCEL #59-02289.000 AND PARCEL #59-0289.001 – PHILIP A. AND RENEE L. GREENE AND STEPHEN P. AND JUSTINE R. STYER.

Mr. Bill Pursel moved the adoption of the following resolution:

WHEREAS, the Board of Knox County Commissioners proceeded the 27TH day of April, 2023, to hear the petition of Zachary DiMarco, Attorney at Law with Critchfield, Critchfield & Johnston, Ltd., Agent, to obtain annexation of territory consisting of 105.65 acres in Pleasant Township, in the County of Knox, and adjacent to the City of Mount Vernon, Ohio, finds that said petition meets the conditions listed in ORC 709.023; that its statements are true; that the territory sought to be annexed is adjacent to the City of Mount Vernon, Ohio; that the petition contains a full description of said territory; that the map of said territory attached to the petition is accurate; and that it is right and proper that said petition should be granted;

THEREFORE, BE IT RESOLVED, by the Board of Knox County Commissioners of Knox County, Ohio, that the prayer of the petition be granted, specifically being that the territory situated in the Township of Pleasant, County of Knox, and State of Ohio, be annexed to the City of Mount Vernon, Ohio;

FURTHER, BE IT RESOLVED, that all orders and proceedings of this Board relative to said petition and map attached thereto and all papers on file relating to said matter, be deposited with the City of Mount Vernon, Ohio.

A copy of the City of Mount Vernon, Ohio, Ordinance 2023-18 consenting to the annexation petition and all supporting documents are attached to Journal No. 2023.

Mrs. Teresa Bemiller seconded the adoption of the foregoing resolution and upon roll call, the vote resulted as follows:

Mrs. Teresa A. Bemiller, Aye
Mr. Thom Collier, Abstain
Mr. Bill Pursel, Aye

CERTIFICATION

I, Penny R. Doyle, the duly appointed Clerk/Executive Assistant of the Board of Knox County Commissioners of Knox County, Ohio, do hereby certify the above to be a true and correct copy of a resolution adopted at a regular session of the Board of Knox County Commissioners held on Thursday, April 27, 2023, and entered into Commissioner's Journal No. 2023.

Penny R Doyle

Penny Doyle, Clerk/Executive Assistant
Board of Knox County Commissioners



Knox County Board of Commissioners

Teresa Bemiller

Thom Collier

Bill Pursel

Executive Assistant
Penny Doyle

County Administrator
Jason Booth

Budget Analyst
Robin Santo

April 27, 2023

RESOLUTION 2023-363--APPROVE TYPE 2 ANNEXATION OF 105.65 ACRES FROM PLEASANT TOWNSHIP TO THE CITY OF MOUNT VERNON, OHIO, ZACHARY DIMARCO, ATTORNEY AT LAW WITH CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD., AGENT. PARCEL #59-02289.000 AND PARCEL #59-0289.001 – PHILIP A. AND RENEE L. GREENE AND STEPHEN P. AND JUSTINE R. STYER.

Mr. Bill Pursel moved the adoption of the following resolution:

WHEREAS, the Board of Knox County Commissioners proceeded the 27TH day of April, 2023, to hear the petition of Zachary DiMarco, Attorney at Law with Critchfield, Critchfield & Johnston, Ltd., Agent, to obtain annexation of territory consisting of 105.65 acres in Pleasant Township, in the County of Knox, and adjacent to the City of Mount Vernon, Ohio, finds that said petition meets the conditions listed in ORC 709.023; that its statements are true; that the territory sought to be annexed is adjacent to the City of Mount Vernon, Ohio; that the petition contains a full description of said territory; that the map of said territory attached to the petition is accurate; and that it is right and proper that said petition should be granted;

THEREFORE, BE IT RESOLVED, by the Board of Knox County Commissioners of Knox County, Ohio, that the prayer of the petition be granted, specifically being that the territory situated in the Township of Pleasant, County of Knox, and State of Ohio, be annexed to the City of Mount Vernon, Ohio;

FURTHER, BE IT RESOLVED, that all orders and proceedings of this Board relative to said petition and map attached thereto and all papers on file relating to said matter, be deposited with the City of Mount Vernon, Ohio.

A copy of the City of Mount Vernon, Ohio, Ordinance 2023-18 consenting to the annexation petition and all supporting documents are attached to Journal No. 2023.

Mrs. Teresa Bemiller seconded the adoption of the foregoing resolution and upon roll call, the vote resulted as follows:

Mrs. Teresa A. Bemiller, Aye
Mr. Thom Collier, Abstain
Mr. Bill Pursel, Aye

CERTIFICATION

I, Penny R. Doyle, the duly appointed Clerk/Executive Assistant of the Board of Knox County Commissioners of Knox County, Ohio, do hereby certify the above to be a true and correct copy of a resolution adopted at a regular session of the Board of Knox County Commissioners held on Thursday, April 27, 2023, and entered into Commissioner's Journal No. 2023.

Penny R. Doyle

Penny Doyle, Clerk/Executive Assistant
Board of Knox County Commissioners



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-18

Meeting: 04/24/23 7:30 PM 4/24/23
Dept: Planning and Zoning 4/24/23
Hillier, Severns 4/24/23
Category: Planning and Zoning 4/24/23
Prepared By: Rob Broeren 4/24/23
Initiator: Todd Hill 4/24/23
DOC ID: 3803

AN ORDINANCE CONSENTING TO THE ANNEXATION OF 105.65 ACRES, PARCEL NUMBERS 59-02289.000 AND 59-02289.001, FROM PLEASANT TOWNSHIP INTO THE CITY OF MOUNT VERNON; PROVIDING FOR CERTAIN CITY SERVICES TO THE ANNEXED PARCEL AND PROVIDING PROTECTIONS AGAINST INCOMPATIBLE USES UNDER EXISTING TOWNSHIP ZONING; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 709.023 provides the process for an Expedited Type 2 annexation where the annexed territory remains subject to the real estate taxation of the township, and

WHEREAS, on April 3, 2023 the owners of 105.65 acres, Parcel Numbers 59-02289.000 and 59-02289.001, located in Pleasant Township filed a petition with the Knox County Board of Commissioners to annex the property into the City of Mount Vernon under the Expedited Type 2 process.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That pursuant to Revised Code Section 709.023(D), the City of Mount Vernon consents to the annexation proposed in the owner's petition.

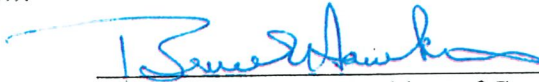
SECTION 2: That upon annexation into the City of Mount Vernon, the City shall provide the following services to the annexed parcel:

- a) Police Protection
- b) Fire Protection
- c) Emergency Medical Services
- d) Stormwater Utility Services

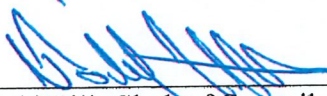
SECTION 3: That City Council finds that the annexation parcel is currently subject to Pleasant Township Zoning, pursuant to Chapter 519 of the Revised Code. If the territory is annexed and becomes subject to zoning by the City of Mount Vernon, and City zoning permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under current township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. "Buffer" includes open space, landscaping, fences, walls, and other structured elements; streets and street right-of-ways; and bicycle and pedestrian paths and sidewalks.

SECTION 4: This Ordinance is hereby declared to be an emergency measure necessary

for the immediate preservation of the public peace, health and safety, and for the further reason that Revised Code Section 709.023(C) requires the City to act within 20 days of the filing of the annexation petition to state what municipal services it will provide to a parcel annexed through this process, therefore, it become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.


Bruce E. Hawkins, President of Council

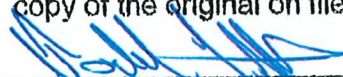
PASSED: April 24, 2023

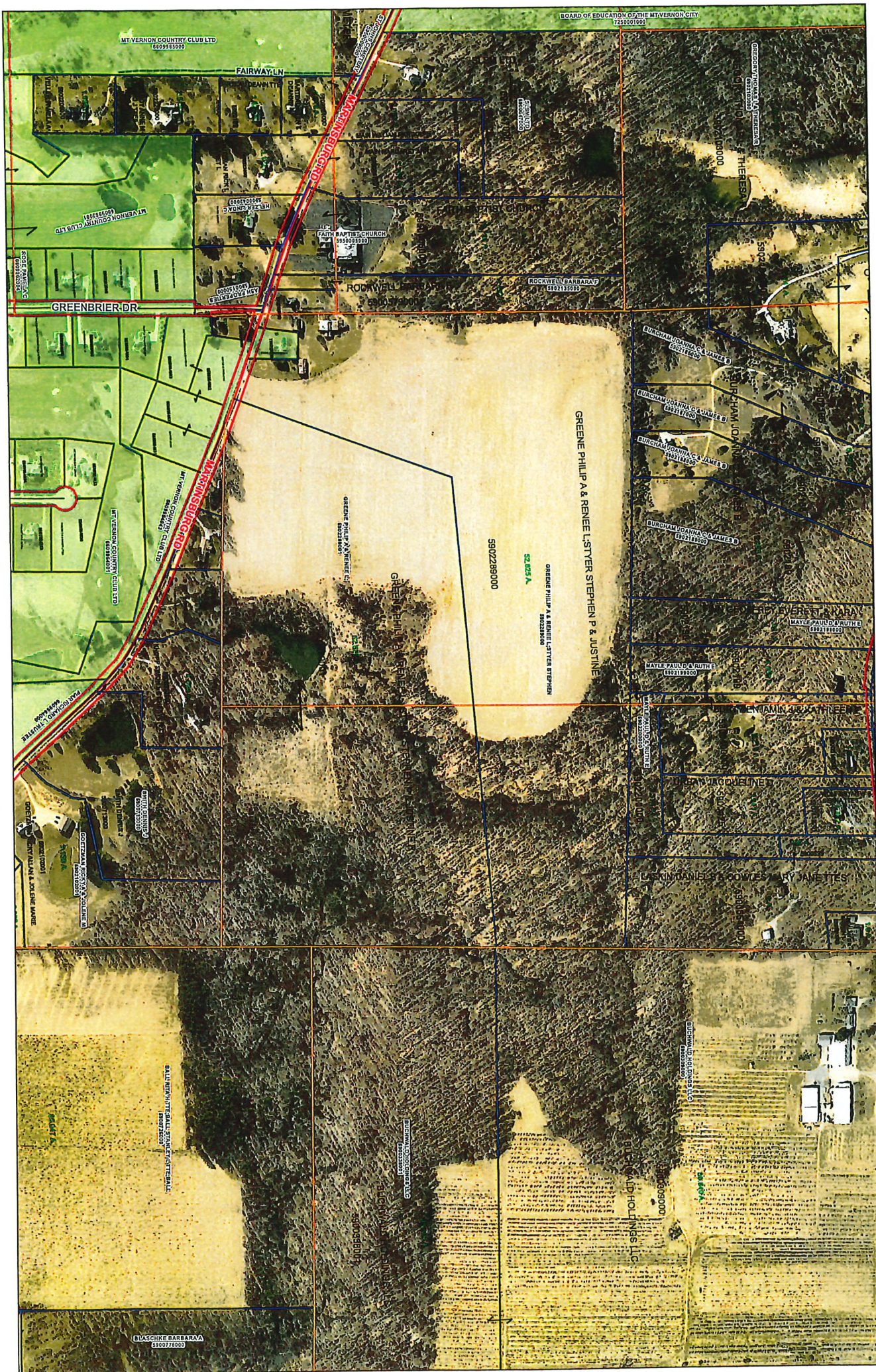
ATTEST: 
Todd Hill, Clerk of Council

APPROVED: April 25, 2023


Matthew T. Starr, Mayor

I hereby certify that this is an exact
copy of the original on file in office.


TODD HILL
CLERK OF COUNCIL
CITY OF MOUNT VERNON, OHIO



PETITION FOR ANNEXATION – EXPEDITED TYPE 2

Philip A. Greene and Renee L. Greene, and Stephen P. Styer and Justine R. Styer, being all of the owners of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Mount Vernon, Knox County, Ohio, being filed under **Sections 709.021(A) & 709.023(A)** of the Revised Code of Ohio.

Petitioner has attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as **Exhibit “A.”**

The petition meets all requirements set forth in section 709.021 of the Ohio Revised Code. The petitioners are the owners of the territory proposed for annexation and constitute all owners of the territory. The described territory is contiguous with the City of Mount Vernon, Ohio and does not exceed 500 acres. The described territory shares a contiguous boundary with the City of Mount Vernon for a continuous length of greater than 5% of the perimeter. The annexation of the described territory will not create an unincorporated area completely surrounded by territory to annexed.

Petitioner has attached hereto and made a part of this petition, an accurate map or plat of the territory sought to be annexed, marked **Exhibit “B.”**

Zachary H. DiMarco, attorney with Critchfield, Critchfield & Johnston, Ltd. is hereby appointed agent for the undersigned Petitioner 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. Said 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.

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.

Date: _____

*Philip A Greene*dotloop verified
03/16/23 5:14 AM EDT
QNUM-TXSV-R0UG-CCWU

Philip A. Greene

Date: _____

*Renee L Greene*dotloop verified
03/15/23 8:50 PM EDT
63N1-XU3A-NBUT-RN5K

Renee L. Greene

Date: _____

*Stephen Styer*dotloop verified
03/16/23 12:44 PM EDT
G03Q-CRDF-KYB2-OTIH

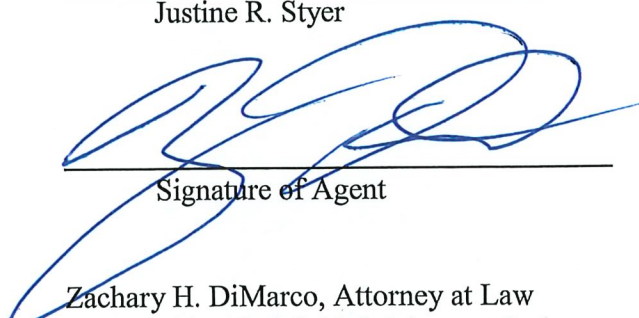
Stephen P. Styer

Date: _____

*Justine Styer*dotloop verified
03/16/23 9:20 AM EDT
M3YZ-XX16-VLIV-D5CQ

Justine R. Styer

ACCEPTANCE BY AGENT:



Signature of Agent

Zachary H. DiMarco, Attorney at Law
Critchfield, Critchfield & Johnston, Ltd.
10 S. Gay Street, P.O. Box 469
Mount Vernon, Ohio 43050
Ph: 740-397-4040, Fax: 740-397-6775
dimarco@ccj.com

Attachment: Ord No. 2023-29 Exhibit A (2023-29 : Accepting Annexation of 105.65 Acres from Pleasant Twp)

Exhibit A**Knox County Parcel Numbers:** 59-02289.001, 59-02289.000**Landowners:** Philip A. Greene and Renee L. Greene and Stephen P. Styer and Justine R. StyerParcel 1: 59-02289.000 (52.825 acres)

The following real estate, situate in Lots 9, 10, and 11, Quarter 2, Township 6, Range 12, Pleasant Township, Knox County, Ohio and being describe as follows:

Commencing at an iron pin found at the northeast corner of Lot 12 and being the beginning point of the tract herein described; thence North 13 deg. 39' 20" West 36.00 feet to an axle found; thence South 85 deg. 15' 00" East 9.98 feet to an iron pin found at the southwest corner of a 8.775 acre tract (S. & N. Silverwood, Deed Vol. 774, Pg. 394); thence South 84 deg. 14' 50" East 2696.45 feet to an iron pin set on the east line of Lot 11; thence along the east line of Lot 11 and the west line of Lot 5, South 5 deg. 14' 20" West 554.74 feet to the northwest corner of a 48.396 acre tract (M. Buchwald, D.V. 449, Pg. 547) witnessed by an iron pin found at South 84 deg. 45' 30" East 38.36 feet; thence South 89 deg. 41' 02" West 1994.56 feet to an iron pin set; thence South 23 deg. 54' 03" West, passing through an iron pin set at 961.93 feet, a total of 991.93 feet to the centerline of Martinsburg Road (State Route 586); thence along the centerline of said roach North 66 deg. 05' 57" West 180.00 feet to a railroad spike found at the southeast corner of 0.562 acre tract (J. Hatchet, D.V. 423, Pg. 540); thence along the east line of said tract North 4 deg. 58' 48" East, passing through an iron pin found at 31.71 feet, a total of 221.46 feet to an iron pin found; thence North 85 deg. 01' 12" West 111.85 feet to a railroad spike found at the northwest corner of said 0.562 acres; thence South 11 deg. 29' 50" West, passing through an iron pin found at 146.76 feet, a total of 177.47 feet to the centerline of Martinsburg Road; thence along the centerline of said road North 66 deg. 08' 18" West 63.74 feet to the southeast corner of 0.72 acre tract (T. Rockwell, D.V. 420, Pg. 392) on the east line of Lot 13; thence along the east line of Lots 13 and 12 North 4 deg. 10' 21" East, passing through an iron pin set at 31.86 feet, a total of 1555.40 to the point of beginning, containing 52.825 acres, as surveyed in November 2005 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on Survey Record FILE 15. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills. (North Tract)

Parcel Number: 59-02289.000

Prior Instrument Reference: Volume 994, Page 447 of the Official Records, Knox County, Ohio

Parcel 2: 59-02289.001 (52.825 acres)

The following real estate, situate in Lots 10 and 11, Quarter 2, Township 6, Range 12, Pleasant Township, Knox County, Ohio and being described as follows: Commencing at the southeast corner of Lot 11 and being the southeast corner and beginning point of the tract herein described; thence along the south line of Lot 11 North 84 deg. 55' 57" West, passing through an axle found at 0.55 foot, a total of 1575.70 feet to an iron pin found at the northwest corner of 1.961 acre tract (C. & L. Foley, D.V. 446, Pg. 431); thence North 83 deg. 55' 04" West, passing through an iron

pin set at 550.83 feet, a total of 637.28 feet to the centerline of Martinsburg Road (State Route 586); thence along the centerline of said road North 63 deg. 36' 47" West 51.56 feet to a railroad spike found at the northwest corner of Lot 40 of the Country Club Estates Phase 1; thence continuing along the centerline of Martinsburg Road North 66 deg. 05' 57" West 51.70 feet; thence North 23 deg. 54' 03" East, passing through an iron pin set at 30.00 feet, a total of 991.93 feet to an iron pin set; thence North 89 deg. 41' 02" East 1994.56 feet to the east line of Lot 11 at the northwest corner of 48.396 acre tract (M. Buchwald, D.V. 449, Pg. 547) witnessed by an iron pin found at South 84 deg. 45' 30" East 38.36 feet; thence along the east line of Lot 11 South 5 deg. 14' 20" West 776.40 feet to a stone found at the northwest corner of Lot 6; thence continuing along the east line of Lot 11 and the west line of Lot 6 South 4 deg. 10' 17" West 396.33 feet to the point of beginning, containing 52.825 acres, as surveyed in November 2005 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on Survey Record FILE 15. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills. (South Tract)

Parcel Number: 59-02289.001

Prior Instrument Reference: Volume 1110, Page 50 of the Official Records, Knox County, Ohio

Attachment: Ord No. 2023-29 Exhibit A (2023-29 : Accepting Annexation of 105.65 Acres from Pleasant Twp)



