

Municipal Planning Commission
Regular Meeting

Agenda

January 9, 2025
4:00 PM

VIDEO BROADCASTING/RECORDING

The meeting videos are broadcast and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Special Meeting - Nov 21, 2024 4:00 PM

MPC ITEMS

- 2025-MPC-01 : Alley Vacation Petition - Kirk ST

ADJOURN



Municipal Planning Commission Meeting: 01/09/25 4:00 PM
40 Public Square Dept: **Municipal Planning Commission**
Mount Vernon, OH 43050

SCHEDULED

Category: Lands
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

MPC ITEM (ID # 4160)

DOC ID: 4160

2025-MPC-01 : ALLEY VACATION PETITION - KIRK ST

Per Codified Ordinance 1103.03 a request for alley vacation has been submitted for review by the Municipal Planning Commission.

Description of Request: Vacate the 16' x 150' portion of platted alley north of Kirk Street between East Street and S McKenzie Street, per the submitted survey.

Date PETITION
Presented to the Council of the City of Mount Vernon to:

Lots 380, 381, 382 (Fillhart)
Lots 377 (Jacobs), 379 (Hunnicuttt) 378 (shared)
The 16' x 150' Alley between Fillhart and
the Jacobs's & Hunnicutt parcels as labeled in
the survey from Kirk St to 150' toward Mt. Vernon Ave.

Print Name Signature Address Phone

Shane Fillhart	<i>Shane Fillhart</i>	201 Kirk St.	419-701-9859
JEFFREY JACOBS	<i>Jeffrey Jacobs</i>	609 S. McKENZIE ST.	740-485-6162
Deannah Jacobs	<i>Deannah Jacobs</i>	609 S. mckenzie St.	740-485-6174
Sherry Fillhart	<i>Sherry Fillhart</i>	201 Kirk St	330-432-3365
Charles F. Hunnicutt	<i>Charles F. Hunnicutt</i>	205 Kirk St.	709-924-1841

Attachment: Vacation Petition (4160 : 2025-Mpc-01)

Tracy & Mills, Surveyors

Thomas M. Tracy, P.S. 1941-2002
David R. Mills, P.S. 7157
Amy Bernicken, P.S. 8571

6/20/2024

To Shane:

Enclosed you'll find the plat and description combining all of your property once the alley vacation is passed. As you'll see, there are blanks that need filled in. Those can either be done by hand, or you can let me know when the vacation is complete and I'll revise the documents with the vacation ordinance information.

You can use the enclosed documents for your application and communication with the city, however, this cannot be recorded as a parcel of record until the vacation ordinance is passed.

Let me know if you have any questions,



Amy Bernicken
Ohio Surveyor #8571

Attachment: Vacation Petition (4160 : 2025-Mpc-01)

Tracy & Mills, Surveyors

Thomas M. Tracy, P.S. 1941-2002
David R. Mills, P.S. 7157
Amy Bernicken, P.S. 8571

LEGAL DESCRIPTION FOR:

Shane & Sherry Fillhart

0.440 ACRE

June, 2024

The following real estate being all of Lots 380, 381, and 382, and part of a vacated alley in Elmwood Place, City of Mount Vernon, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a 3/4" iron pipe found at the southwest corner of Lot 380, being the intersection of the east right of way line of East Street (40') and the north right of way line of Kirk Street (50'), and being the southwest corner and beginning point of the tract herein described;

Thence along the west lines of Lots 380, 381, and 382, and the east right of way line of East Street, North 03° 58' 20" East, 150.00 feet to a 5/8" iron pin found at the southwest corner of Lot 383 (Jessica Davis, D.V. 1136, Pg. 9);

Thence along the south line of Lot 383 and the extension thereof, South 86° 00' 00" East, 127.71 feet to a 5/8" iron pin set in the centerline of a 16-foot alley;

Thence along the centerline of a vacated portion of said 16-foot alley (Vacated by _____), South 03° 57' 33" West, passing through a 5/8" iron pin set at 75.00 feet, a total distance of 150.00 feet to a 5/8" iron pin set in the north right of way line of Kirk Street;

Thence along the north right of way line of Kirk Street and the south line of Lot 380, North 86° 00' 00" West, passing through a 5/8" iron pin found at the southeast corner of Lot 380 at 8.00 feet, a total distance of 127.74 feet to the point of beginning, containing 0.440 acre, as surveyed in June, 2024 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, Amy Bernicken, Ohio Professional Surveyor #8571.

North based on the north line of Kirk Street per Survey Volume N, Page 771.

Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy & Mills.

10 East Vine Street • PO Box 642 • Mount Vernon, Ohio 43050 • 740-397-8324 • Fax 740-397-5910

Attachment: Vacation Petition (4160 : 2025-Mpc-01)

Tracy & Mills, Surveyors

Thomas M. Tracy, P.S. 1941-2002
David R. Mills, P.S. 7157
Amy Bernicken, P.S. 8571

All of Parcel Numbers 66-01332.000 and 66-01334.000.

Deed Volume 1978, Page 157.



Amy Bernicken, Surveyor No. 8571
Date: June 14, 2024



Attachment: Vacation Petition (4160 : 2025-Mpc-01)

TRACY & MILLS, SURVEYORS

DAVID R. MILLS, PS
SURVEYOR #7157

10 East Vine Street - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324 Fax: 740-397-5910
tracyandmills@aol.com

FLOYD W. BARNES, PS
1921-2018

THOMAS M. TRACY, PS
1941-2002

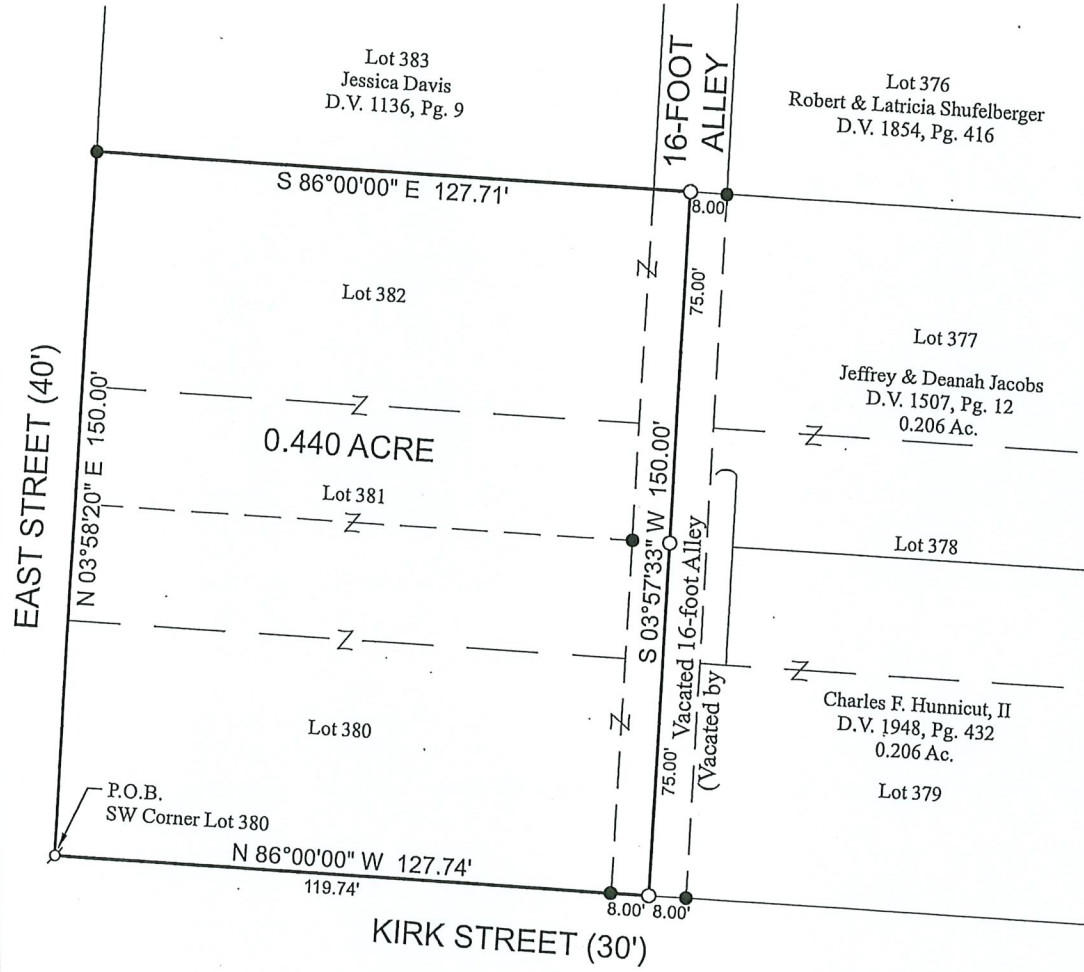
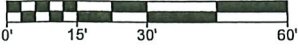
AMY BERNICKEN, PS
SURVEYOR #8571

SURVEY FOR: **Shane & Sherry Fillhart, Deed Volume 1978, Page 157**

LOCATION: **Being all of Lots 380, 381, and 382, and part of a vacated alley in Elmwood Place,
City of Mount Vernon, U.S.M.L., Knox County, Ohio**

Date: June 14, 2024
Scale: 1" = 30'

PARCEL # 66-01332.000
66-01334.000



- Iron Pin Set (5/8" x 30")
Capped "Tracy & Mills"
- 5/8" Iron Pin Found
- ∅ 3/4" Iron Pipe Found

North based on the north line
of Kirk Street per Survey
Volume N, Page 771.

CERTIFICATION: We hereby certify that the foregoing survey
was prepared from actual field measurements, in accordance with
Chapter 4733-37, Ohio Administrative Code.

David R. Mills, Surveyor No. 7157
Amy Bernicken, Surveyor No. 8571

Attachment: Vacation Petition (4160 : 2025-Mpc-01)

City of Mount Vernon

Procedure for Street or Alley Vacation

1. Submission of a petition asking for vacation signed by property owners (husband and wife need to sign separately including their address). The completed petition should be returned to the Clerk of Council's Office, 40 Public Square, 740-393-9517 with the following information:
 - a. Description of the property to be vacated on the petition. Provide as much information as possible.
 - b. A survey outlining the area to be vacated (include the dimensions of the vacation).
 - c. Provide the plat book number and page number, the subdivision name, of the property.
 - d. Provide a list of all property owners surrounding the vacation including the properties across the streets and alleys.
 - e. \$50.00 filing fee, any costs incurred over this amount are billed to the to the petitioner.
2. Once submitted to the Clerk of Council the petition is read at the next regular Council meeting where it is referred to the Chair of the Street Committee.
3. The petition may be referred to the Planning Commission for their review.
4. If all the property owners directly abutting the vacation have signed the petition, legislation can be prepared for the next Council meeting for action.

If all the abutting property owners have not signed the petition, then public notice must be advertised in a newspaper of general circulation on six (6) consecutive occasions (published for six weeks). Once the six publications are complete the request is placed in legislative form, either an ordinance to accept the vacation or a resolution to reject the vacation.

5. Once the legislation is prepared for Council, it may receive up to three (3) separate readings. If the legislation accepts the vacation, then the City will record the appropriate documentation with the Knox County Recorder. If the vacation is rejected, then no further action is taken.

//rb 04/27/2009