



Municipal Planning Commission

January 13, 2022

Regular Meeting

Minutes

4:00 PM

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Austin Swallow	Member	Present
Robert Drews	Member	Present
Jeffrey Scott Ulery	Member	Excused
Richard Dzik	Member	Present
Eric Diehl	Alt. Member	Excused
Todd Hawkins	Alt. Member	Excused

Others in attendance: Lacie Blankenhorn, City Development Services Manager; Andrew Brower; Zac DiMarco; Jeff Gottke

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Dec 9, 2021 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Drews, Member
SECONDER:	Richard Dzik, Member
AYES:	Starr, Swallow, Drews, Dzik
EXCUSED:	Ulery, Diehl, Hawkins

MPC ITEMS

- 2021-MPC-19 : Housing Council Appointee

Starr restarted the discussion by saying as promised from the last meeting he spoke with Drews and Swallow about serving on the Council. He is also looking for someone outside of the MPC to serve. He would like to find someone that works for the school system since they are affected by the CRA, whether that is a teacher, faculty, administrator, or staff member. Starr prefers that the representative live in the City, though not necessarily legally required. It has been a standing policy of City commissions to have people who vote, to serve, to live inside City limits. Swallow is willing to temporarily serve until another representative is found. Starr asked for other nominations. Dzik made a motion to appoint Swallow to the Housing Council.

RESULT:	ACCEPTED [3 TO 0]
MOVER:	Richard Dzik, Member
SECONDER:	Robert Drews, Member
AYES:	Starr, Drews, Dzik
EXCUSED:	Ulery, Diehl, Hawkins
RECUSED:	Swallow

- 2022-MPC-01: 11973 Upper Gilchrist RD Parcel #71.00004.000 - Apply City Zoning District

Blankenhorn introduced the case.

Brower (sworn in) explained this is a rezoning request for a small 1.185-acres parcel that was recently annexed into the City and will be a part of the Gilchrist Estates subdivision, which has received preliminary approval of the entire development plan. The adjoining lots are also zoned PND. It is currently zoned A2 from the township.

There was no further testimony.

Swallow made a motion to accept the PND zoning to be applied to the subject parcel. Blankenhorn corrected that the Municipal Planning Commission is making a recommendation to Council. City Council will give the final approval.

RESULT:	RECOMMEND [UNANIMOUS]	Next: 1/24/2022 7:30 PM
MOVER:	Austin Swallow, Member	
SECONDER:	Richard Dzik, Member	
AYES:	Starr, Swallow, Drews, Dzik	
EXCUSED:	Ulery, Diehl, Hawkins	

- 2022-MPC-03 : 105 N Sandusky ST Parcel #66-01294.000 - Lot Split

Blankenhorn introduced the case.

DiMarco (sworn in) explained the Land Bank has been working with Siemens/Cooper-Cameron and all others related to them to attempt to secure ownership of the old Siemens plant. On October 1, 2020 the Land Bank exercised an option to purchase the property and upon exercising the option it was found that the next party in line who owns Cooper-Cameron, being Schlumberger Corporation was unaware they owned the property. There was a requirement that they deed it to the Land Bank within so many days. That has been blown by, by years at this point. The reason why is when Schlumberger found out they owned the real estate they weren't excited to deed it over without doing any environmental investigations. To date there has not been any serious discoveries on the property. They want to do additional investigations in certain areas of the property to ensure they are safe for tenants or future owners. Because of that, the request is before MPC to split the 20.387-acres that has been freed for conveyance to the Land Bank. The 8.297-acres parcel will be retained by Schlumberger for further environmental testing. This lot split is part of a greater plan of the Land Bank owning the entire campus. It is uncertain when Schlumberger will be ready to convey the 8.297-acres. It could be a month, it could be years. If the requested lot split is approved, the Land Bank will be able to develop it into a multi-user complex under the new zoning classification of PCDD. Step 1 is this requested lot split. Schlumberger can either deed both parcels to itself or deed the parcel they want to keep to themselves and deed the larger parcel to the Land Bank.

Dzik asked if there is a future vision to re-combine the parcels that are being requested split today, once they are both deeded over to the Land Bank. DiMarco explained the vision currently is a Phase I PCDD for the 20.387-acres. The 8.297-acres will be Phase II. There will be a common plan of development.

Dzik clarified, a [comprehensive] development plan will have to be presented to the Municipal Planning Commission for review and recommendation to Council under the PCDD zoning. As DiMarco stated, this will be done in 2 phases if the requested split is approved, because it is uncertain how long Schlumberger will retain ownership of the 8.297-acres.

The Commission reviewed the proposed split outline on an aerial image of the property, noting the buildings. Starr asked if there are interested parties wanting to take action on this campus. Gottke said yes, having a deed is a deciding factor on moving forward.

DiMarco said they plan to bring their preliminary plan with the surveyors drawing to MPC next month, showing how the parcel would be split up for different owners (condominium-style). After the preliminary review, they would file for approval at the March MPC meeting.

Dzik suggested presenting both phases at once, if available, with the understanding the Land Bank will not necessarily own the entire campus.

There was discussion about processes for subdivisions, ownership, and legalities.

Blankenhorn read for the record a letter that was mailed in: from Gaylen Waddell of 503 W Burgess ST. For Municipal Planning Commission Case 2022-MPC-03 dated January 8, 2022 Dear Matthew T Starr, Chair As you may well know I am now in a wheelchair. Even so, I am a homeowner and a property tax payer. I have already paid taxes due this year. So, I am hoping that you and city council members will have thought enough of me for my tireless service to the parking lots I tended for many merchants downtown to read my letter in public hearing January 13 before the discussion begins.

No. 1 often enough, promoters of a split (in question) will glowingly promote such a split with proactive zeal. However, what someone should also do is reveal the possible downside to such a split. People should hear both sides! No. 2. Does Mount Vernon intend to build residential housing, or construct businesses? No. 3. How would this affect residences that are nearby already in the west end - such as property value and taxes? No. 4. Are you, or have you been, proactive enough to already to have a list of willing businesses to use spaces in near future? How much is just wishful thinking? Regards, Gaylen W. Waddell

Dzik requested the letter be shared with Gottke so he could provide answers to the questions asked.

No. 4 Gottke outlined the existing buildings on the campus that have tentative tenants: the engineering building; the warehouse; the 3-bay test building has a manufacturer in it currently; and the 4-bay. One building is currently occupied for facility operations. The southwest corner of the campus has either occupants or very likely committed occupants. An open lot on the campus has an interested purchaser as well. All of that is dependent on being able to sell the property, which can't be done unless the lot is split in order to transfer the deeds.

No. 3 The buildings were built for a specific purpose, manufacturing or office. Their intent is to keep them exactly as that - also answering No. 1 about residential. There will be no residential on that property because of EPA restrictions. It has been a manufacturing facility for nearly 180 years. The EPA will not allow any residential. The effect of changes of use will be minimal. They think having a multi-tenant facility will actually help to stabilize the neighborhood so that it is not subject to one user occupying the whole property and then leaving like we saw happen with Siemens. It will be an industrial park, like we have south of town with multiple users, which is much more stable and resilient for the neighborhood.

Gottke guesses it will also generate significant reinvestment into the area by the Land Bank in terms of renovating the buildings, particularly the outsides to dress them up a bit, parking lot renovations. There are plans for a public plaza to be located at the southeast corner of the property.

The neighborhood could use some reinvestment. The Land Bank has some plans to look at the quality of the housing and make some investments. Gottke said he learned much of the west side of town was developed by the Cooper company as housing for its workforce a long time ago.

He foresees the effect [of redeveloping the campus] being positive on property values. The Land Bank holds property tax fee, so the County will not collect any property taxes until the buildings are sold.

Addressing the portion of No. 1 - the downside - Gottke stated he thinks the substantive conversation would come with the site plan. The current request for a split will allow 2 different owners - from one that didn't know they owned the property to the other which is making significant investments in finding new tenants for

the property. Gottke couldn't think of a downside to the requested lot split; further stating, possible arguments could be made over the plan. The split is requested to allow deeds to be delivered, in order to make commerce happen faster.

There was no further correspondence.

Drews made a motion to approve the requested lot split as submitted.

Discussion:

Dzik sees a lot of benefits to this split, particularly because the Land Bank can take ownership and begin filling the [industrial] park back up. He argues to Waddell's communication that a vacant industrial park is likely more of a drag on home values and neighborhood revitalization than having occupied facilities.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Drews, Member
SECONDER:	Austin Swallow, Member
AYES:	Starr, Swallow, Drews, Dzik
EXCUSED:	Ulery, Diehl, Hawkins

ADJOURN

- Adjourn Motion

Drews made a motion to adjourn the meeting, Swallow seconded and the meeting was adjourned at 4:30 PM



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 01/13/22 4:00 PM

Dept: **Municipal Planning Commission**

SCHEDULED

Category: N/A

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3450)

DOC ID: 3450

2021-MPC-19 : HOUSING COUNCIL APPOINTEE

Per Mount Vernon City Ordinance 2021-39 and ORC 3735.69 the Municipal Planning Commission shall appoint a member to the Community Reinvestment Area Housing Council

HISTORY:

12/09/21 Municipal Planning Commission TABLE

Next: 01/13/22

COMMENTS - Current Meeting:

Starr restarted the discussion by saying as promised from the last meeting he spoke with Drews and Swallow about serving on the Council. He is also looking for someone outside of the MPC to serve. He would like to find someone that works for the school system since they are affected by the CRA, whether that is a teacher, faculty, administrator, or staff member. Starr prefers that the representative live in the City, though not necessarily legally required. It has been a standing policy of City commissions to have people who vote, to serve, to live inside City limits. Swallow is willing to temporarily serve until another representative is found. Starr asked for other nominations. Dzik made a motion to appoint Swallow to the Housing Council.

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SECONDER:	Robert Drews, Member
AYES:	Matthew T. Starr, Robert Drews, Richard Dzik
EXCUSED:	Jeffrey Scott Ulery, Eric Diehl, Todd Hawkins
RECUSED:	Austin Swallow



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 01/13/22 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3473)

DOC ID: 3473

2022-MPC-01: 11973 UPPER GILCHRIST RD PARCEL #71.00004.000 - APPLY CITY ZONING DISTRICT

Per Codified Ordinance 1156.01(c) a request to apply City Zoning to a recently annexed parcel has been submitted for review and recommendation to City Council by the Municipal Planning Commission.

Description of Request: Schlabach Builders, LTD request PND - Planned Neighborhood District zoning be applied to the recently annexed (ORD. 2021-44) parcel #71-00004.000 (formerly #49-01395.000) at 11973 Upper Gilchrist RD. The parcel currently carries the Monroe Township A2 zoning district designation.

This parcel is included in the Gilchrist Estates Subdivision which previously received full Development Plan approval.

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

Brower (sworn in) explained this is a rezoning request for a small 1.185-acres parcel that was recently annexed into the City and will be a part of the Gilchrist Estates subdivision, which has received preliminary approval of the entire development plan. The adjoining lots are also zoned PND. It is currently zoned A2 from the township.

There was no further testimony.

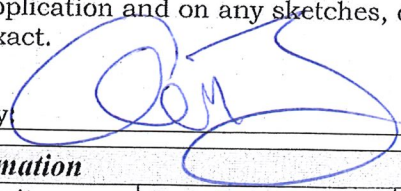
Swallow made a motion to accept the PND zoning to be applied to the subject parcel. Blankenhorn corrected that the Municipal Planning Commission is making a recommendation to Council. City Council will give the final approval.

RESULT:	RECOMMEND [UNANIMOUS]	Next: 1/24/2022 7:30 PM
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AYES:	Matthew T. Starr, Austin Swallow, Robert Drews, Richard Dzik	
EXCUSED:	Jeffrey Scott Ulery, Eric Diehl, Todd Hawkins	



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone Schlabach Builders, LTD		6678 SR 241 Millersburg, OH 44654	(330) 674-9386
Agent's Name, Address and Phone Andrew ProBrower		88 S. Monroe St. Millersburg, OH 44654	(330) 674-7070
<i>Site Information</i>			
Site Address 11973 Upper Gilchrist Rd. Mount Vernon, OH 43050		Legal Description See attached.	
Parcel Number 49-01395.000		Deed Volume and Page Number Official Record Vol. 1891, Page 909.	
<i>Use of Property</i>			
Present Use Single Family		Present Zoning District A2	
Proposed Use Planned Development		Proposed Zoning District PND	
<i>Documents to be Submitted</i>			
The following documents must also be submitted with this application: 1. The proposed amending ordinance, approved as to form by the City Law Director. 2. A statement of the reason(s) for the proposed amendment. 3. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require. 4. A list of all property owners and their mailing addresses who are within, contiguous to, or directly across the street from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case. 5. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 6. The \$150.00 filing fee as established by ordinance.			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact. Date: 12/6/2021 By: 			
<i>Filing Information</i>			
Filing Date 12/7/2021	Fee deposit \$150.00	Date Paid 12/7/21	Receipt Number 715

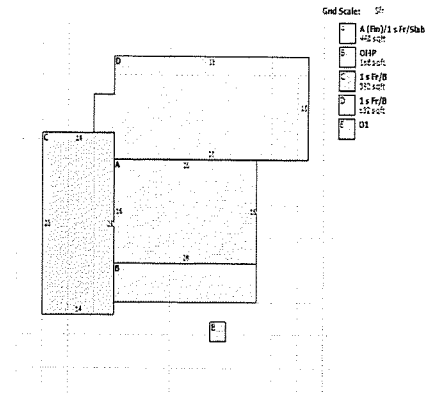
This form revised 3-9-2006

Attachment: 2022-MPC-01 application packet (3473 : 2022-Mpc-01)

Knox County, Ohio - Property Record Card
Parcel 49-01395.000
Card 1

GENERAL PARCEL INFORMATION

Owner SCHLABACH BUILDERS LTD
Property Address 11973 UPPER GILCHRIST RD
Mailing Address 6678 STATE ROUTE 241
MILLERSBURG OH 44654
Land Use 510 - SINGLE FAMILY DWLG OWNER OCCUP
Deed CURRENT DEED VOLUME/PAGE: /
Legal Description 12 7 3 PT E CENT PT SW OF 17 1.185A



VALUATION

	Appraised	Assessed
Land Value	\$29,550.00	\$10,340.00
Improvements Value	\$67,500.00	\$23,630.00
CAUV Value	\$0.00	\$0.00
Taxable Value		\$33,970.00
Net Annual Tax		\$1,642.66

RESIDENTIAL

Building Style	SINGLE FAMILY	Full Baths	1
Year Built	1890	Half Baths	0
Stories	1	Basement	PT BSMT/PT SLAB
Finished Area	1687	Finished Basement Area	0
First Floor Area	1472	Heating	OIL
Half Floor Area	0	Cooling	NONE
Upper Floor Area	0	Exterior Wall	100% FRAME
Rooms	8	Attic	FULL FINISHED
Bedrooms	5	Number of Fireplace Openings	0
Family Rooms	0	Number of Fireplace Stacks	0

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
HS - Homesite	1	0	0	100	28000
RS - Residual	0.185	0	0	100	1550

ADDITIONS

Description	Area	Year Built	Value
OMP - Open Ms Porch	168	0	4740

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Detch Pl Garage -	1986	24x24	576	\$7,780.00

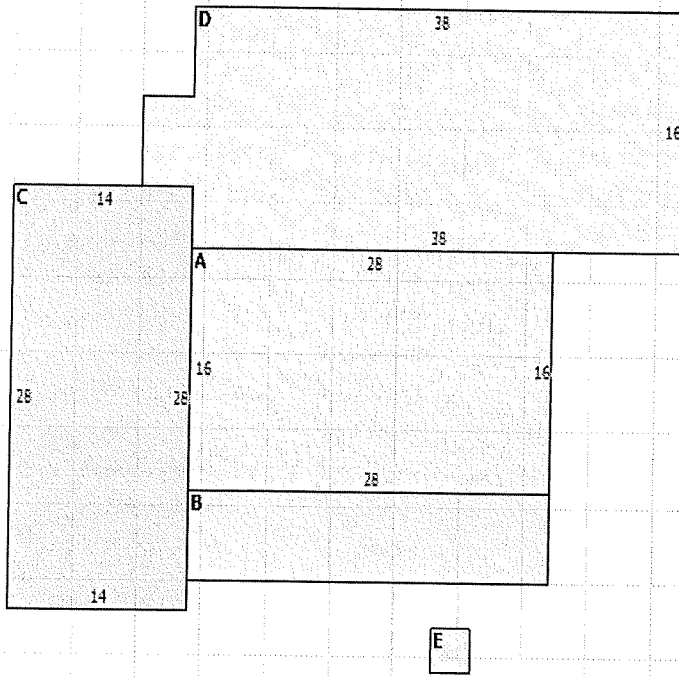
AGRICULTURAL

SALES

Date	Buyer	Seller	Price
11/16/2021	SCHLABACH BUILDERS	CHOICE REALTY	150000
7/22/2014	CHOICE REALTY	GORE DAVID A & NANCY A	0
10/1/2008	GORE DAVID A & NANCY A	ZELKOWITZ FARMS &	20000
3/26/1999	ZELKOWITZ FARMS &	ZELKOWITZ HELEN E	0
1/1/1950	ZELKOWITZ HELEN E	ZELKOWITZ FARMS &	0

COMMERCIAL

Grid Scale: 5ft



- A (Fin)/1 s Fr/Slab**
448 sqft
- B OMP**
168 sqft
- C 1 s Fr/B**
392 sqft
- D 1 s Fr/B**
632 sqft
- E O1**

Real Estate Description

Situated in the South West Quarter of Section 17, Quarter 3, Township 7, Range 12, Monroe Township, Knox County, Ohio, and being described as follows:

Commencing at the North East corner of the South West Quarter of Section 17, in the center of Upper Gilchrist Road (Township Road 254); thence South 2 deg. 20' West, along said quarter section line and center line, a distance of 1491.85 feet to the beginning point of the tract herein described;

Running thence and continuing South 2 deg. 20' West, along said line, a distance of 30.74 feet;

Thence North 75 deg. 02' West a distance of 321.1 feet;

Thence South 2 deg. 20' West a distance of 34.63 feet to an iron pipe;

Thence North 87 deg. 40' West a distance of 200.0 feet to an iron pipe;

Thence North 2 deg. 20' East a distance of 210.0 feet to an iron pipe;

Thence South 87 deg. 40' East a distance of 200.0 feet to an iron pipe;

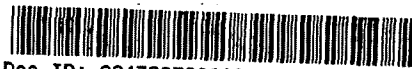
Thence South 2 deg. 20' West a distance of 144.63 feet;

Thence South 75 deg. 02' East a distance of 321.1 feet to the point of beginning, containing 1.185 acres, as surveyed in December, 1973, by Floyd W. Barnes, Surveyor #3917.

PPN: 49-01395.000

Prior Reference: Official Records Volume 1468, Page 780, Knox County, Ohio.

Attachment: 2022-MPC-01 application packet (3473 : 2022-Mpc-01)



Doc ID: 004783790003 Type: OFF
 Kind: DEED
 Recorded: 11/16/2021 at 12:20:06 PM
 Fee Amt: \$42.00 Page 1 of 3
 Knox Ohio
 TANNER S. SALYERS County Recorder
 File# 2021-00011623

BK 1891 PG 909-911

TRANSFERRED
 SEE SEC. 319.54.....450.00.....
 SEC. 319.202 R.C. COMPLIED WITH

NOV 16 2021

JONETTE CURRY
 KNOX COUNTY, OHIO
 NO. 373 BY *hdt*

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Choice Realty Solutions, LLC, an Ohio Limited Liability Company, for valuable consideration paid, grants with general warranty covenants, to **Schlabach Builders, Ltd.**, whose tax mailing address is 6678 State Route 241, Millersburg, Ohio 44654, the following REAL PROPERTY:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Number: 49-01395.000

Prior Deed Reference: Book 1468, Page 780, and 1146, Page 726, Knox County, Ohio, Official Records

Subject to building restrictions, zoning restrictions, leases and easements of record, taxes and assessments which are a lien, and determinations by the Tax Map Department of the Knox County Engineer's Office and the Knox County Regional Planning Commission.

Real Estate Taxes and Assessments shall be prorated to the date of closing.

Owl Creek

Executed this 15th day of November, 2021.

Choice Realty Solutions, LLC

BY: David A. Gore, Sole Member
David A. Gore, Sole Member

STATE OF OHIO

SS:

COUNTY OF KNOX

The foregoing instrument was acknowledged before me this 15th day of November, 2021, by David A. Gore, Sole Member, signing on behalf of Choice Realty Solutions, LLC.

Nicole Feilon
Notary Public



NICOLE FEILON
Attorney At Law
Notary Public, State of Ohio
My comm. has no expiration date
Sec. 147.03 R.C.

This instrument prepared by:
Kidwell & Cunningham, Ltd.
112 North Main Street
Mount Vernon, Ohio 43050
Telephone: 740-397-7474
OC03578/II

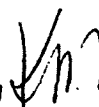
EXHIBIT A

Situate in the South West Quarter of Section 17, Quarter 3, Township 7, Range 12, Monroe Township, Knox County, Ohio, and being described as follows:

Commencing at the North East corner of the South West Quarter of Section 17, in the center of Upper Gilchrist Road (Township Road 254); thence South 2 deg. 20' West, along said quarter section line and center line, a distance of 1491.85 feet to the beginning point of the tract herein described; running thence and continuing South 2 deg. 20' West, along said line, a distance of 30.74 feet; thence North 75 deg. 02' West a distance of 321.1 feet; thence South 2 deg. 20' West a distance of 34.63 feet to an iron pipe; thence North 87 deg. 40' West a distance of 200.0 feet to an iron pipe; thence North 2 deg. 20' East a distance of 210.0 feet to an iron pipe; thence South 87 deg. 40' East a distance of 200.0 feet to an iron pipe; thence South 2 deg. 20' West a distance of 144.63 feet; thence South 75 deg. 02' East a distance of 321.1 feet to the point of beginning, containing 1.185 acres, as surveyed in December, 1973, by Floyd W. Barnes, Surveyor #3917.

Parcel Number: 49-01395.000

DESCRIPTION
APPROVED
CAMERON KEATON
KNOX COUNTY ENGINEER



AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED PROEPRTY WITHIN THE CITY OF MOUNT VERNON TO PLANNED NEIGHBORHOOD DISTRICT (PND) UNDER THE MOUT VERNON ZONING CODE

WHEREAS, the Council for the City of Mount Vernon has received application for rezoning certain property within the City of Mount Vernon;

WHEREAS, the subject property has previously been approved for Annexation from Monroe Township to the City of Mount Vernon by Ordinance 2021-44;

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Knox County, Ohio, that:

SECTION 1: That the City of Mount Vernon hereby amend the zoning classification of Monroe Township from A2 classification to Planned Neighborhood District (PND) under the City of Mount Vernon Zoning Code (see attached map).

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

Bruce E. Hawkins, President of Council

PASSED: _____, 20__

ATTEST: _____
Todd Hill, Clerk of Council

APPROVED: _____, 20__

Matthew T. Starr, Mayor

Supplement to Application for Zoning Amendment

Owner: Schlabach Builders, Ltd.

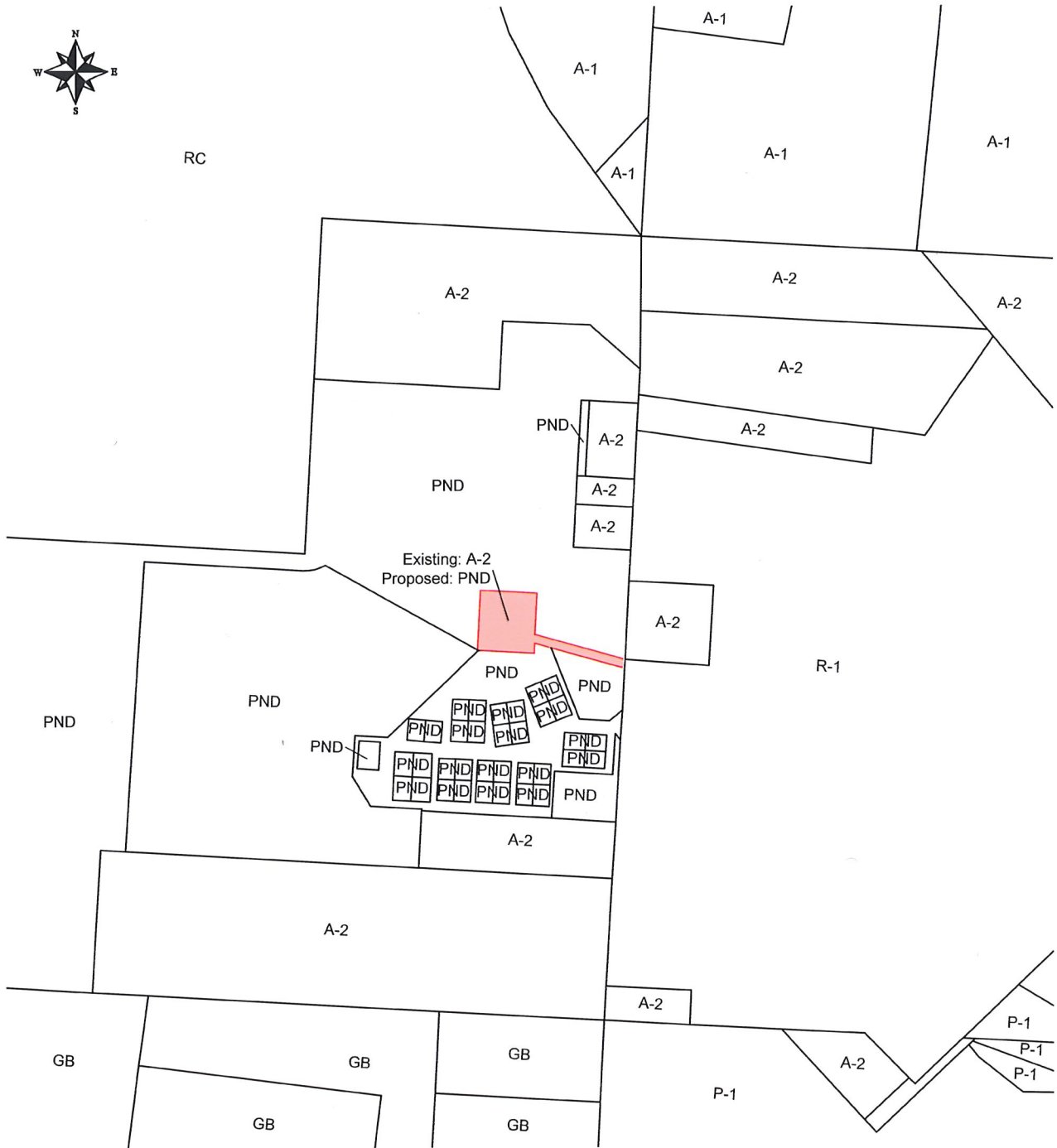
Agent: Andrew P. Brower

Site Address: 11973 Upper Gilchrist Rd., Mount Vernon, Ohio 43050

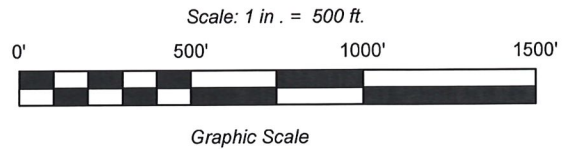
Statement of Reason for the Proposed Amendment

The subject property was recently approved for annexation from Monroe Township to the City of Mount Vernon by Ordinance 2021-44. The subject property is to be included in the Gilchrist Estates Subdivision. Said subdivision plan previously received approval by Planning Commission and City Council. As part of Phase 1B of said subdivision, the subject property is proposed to be used for the construction of condominium units. For the reasons stated above, the Owner is requesting an amendment for the subject property from A2 classification under the Monroe Township Zoning rules to Planned Neighborhood District (PND) under City Ordinances.

Attachment: 2022-MPC-01 application packet (3473 : 2022-Mpc-01)



Property Lines & Zoning Status Acquired
From Knox County Auditor Website



Z:\Alpha-Data\DATA\ENGINEERING\ENG-1715 (Mt. Vernon, Ohio Condos)\Drawing\Annexation\ENG-1715 Zoning Vicinity Map.dwg , 11/30/2021 10:00 AM

Attachment: 2022-MPC-01 application packet (3473 : 2022-Mpc-01)

ISSUE DATE	11/09/2021	SCALE	1" = 500'	CTR INT.	—	
SURVEYED BY	—	CHECKED BY	CCV	—		
DRAWN BY	ARC	APPROVED BY	CCV	—		
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY



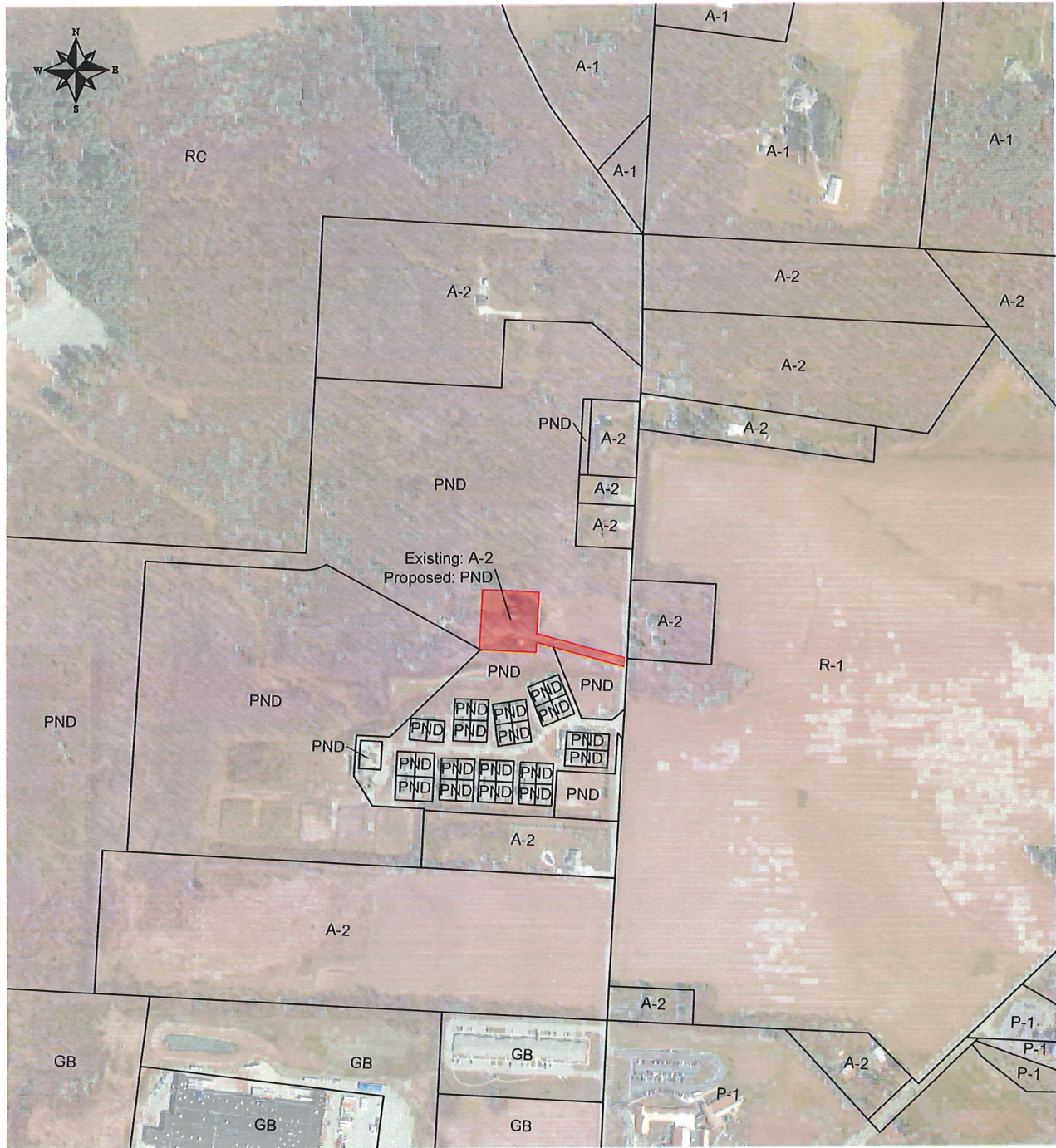
SCHLABACH BUILDERS

PROJECT: GILCHRIST ESTATES SUBDIVISION
RE-ZONING APPLICATION

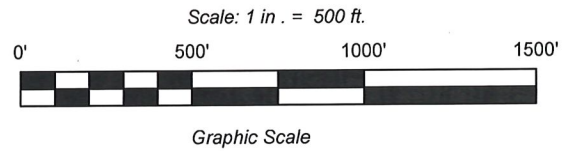
SHEET TITLE: VICINITY MAP

SHEET NO:

1/1



Property Lines & Zoning Status Acquired
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Z:\Alpha-Data\DATA\ENGINEERING\ENG-1715 (Mt. Vernon, Ohio Condoms)\Drawing\Annexation\ENG-1715 Zoning Vicinity Map.dwg, 11/30/2021 10:00 AM

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SURVEYED BY	—	CHECKED BY	CCV	—		
DRAWN BY	ARC	APPROVED BY	CCV	—		
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY



SCHLABACH BUILDERS

PROJECT: GILCHRIST ESTATES SUBDIVISION
RE-ZONING APPLICATION

SHEET TITLE: VICINITY MAP

SHEET NO:
1
1

Attachment: 2022-MPC-01 application packet (3473 : 2022-Mpc-01)

Supplement to Application for Zoning Amendment

Owner: Schlabach Builders, Ltd.

Agent: Andrew P. Brower

Site Address: 11973 Upper Gilchrist Rd., Mount Vernon, Ohio 43050

Statement of Proposed Amendment Relation to Comprehensive Plan

The subject property was recently approved for annexation from Monroe Township to the City of Mount Vernon by Ordinance 2021-44 and is currently classified as A2 under Monroe Township Zoning Rules. The subject property is to be included in the Gilchrist Estates Subdivision, which previously received approval by Planning Commission and City Council. As part of Phase 1B of said subdivision, the subject property is proposed to be used primarily for the construction of condominium units. All of the property immediately surrounding the subject property, on the west side of Gilchrist Road, is currently classified PND. There is a condominium development immediately south of the subject property. The subject property and condominiums and/or single-family homes constructed thereon will be used for single family residential purposes. For the reasons stated above, the Owner is requesting an amendment for the subject property from A2 classification under the Monroe Township Zoning rules to Planned Neighborhood District (PND) under City Ordinances.

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Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 01/13/22 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3474)

DOC ID: 3474

2022-MPC-03 : 105 N SANDUSKY ST PARCEL #66-01294.000 - LOT SPLIT

Per Codified Ordinance 1131.02(c) a request for lot split (subdivision) has been submitted for review by the Municipal Planning Commission.

Description of Request: Jeff Gottke, agent for Cooper Cameron Corporation requests a land subdivision of Parcel #66-01294.000. They wish to divide the existing 20.683-acre parcel into 2 separate 20.387-acre and 8.297-acre parcels.

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

DiMarco (sworn in) explained the Land Bank has been working with Siemens/Cooper-Cameron and all others related to them to attempt to secure ownership of the old Siemens plant. On October 1, 2020 the Land Bank exercised an option to purchase the property and upon exercising the option it was found that the next party in line who owns Cooper-Cameron, being Schlumberger Corporation was unaware they owned the property. There was a requirement that they deed it to the Land Bank within so many days. That has been blown by, by years at this point. The reason why is when Schlumberger found out they owned the real estate they weren't excited to deed it over without doing any environmental investigations. To date there has not been any serious discoveries on the property. They want to do additional investigations in certain areas of the property to ensure they are safe for tenants or future owners. Because of that, the request is before MPC to split the 20.387-acres that has been freed for conveyance to the Land Bank. The 8.297-acres parcel will be retained by Schlumberger for further environmental testing. This lot split is part of a greater plan of the Land Bank owning the entire campus. It is uncertain when Schlumberger will be ready to convey the 8.297-acres. It could be a month, it could be years. If the requested lot split is approved, the Land Bank will be able to develop it into a multi-user complex under the new zoning classification of PCDD. Step 1 is this requested lot split. Schlumberger can either deed both parcels to itself or deed the parcel they want to keep to themselves and deed the larger parcel to the Land Bank.

Dzik asked if there is a future vision to re-combine the parcels that are being requested split today, once they are both deeded over to the Land Bank. DiMarco explained the vision currently is a Phase I PCDD for the 20.387-acres. The 8.297-acres will be Phase II. There will be a common plan of development.

Dzik clarified, a [comprehensive] development plan will have to be presented to the Municipal

Planning Commission for review and recommendation to Council under the PCDD zoning. As DiMarco stated, this will be done in 2 phases if the requested split is approved, because it is uncertain how long Schlumberger will retain ownership of the 8.297-acres.

The Commission reviewed the proposed split outline on an aerial image of the property, noting the buildings.

Starr asked if there are interested parties wanting to take action on this campus. Gottke said yes, having a deed is a deciding factor on moving forward.

DiMarco said they plan to bring their preliminary plan with the surveyors drawing to MPC next month, showing how the parcel would be split up for different owners (condominium-style). After the preliminary review, they would file for approval at the March MPC meeting.

Dzik suggested presenting both phases at once, if available, with the understanding the Land Bank will not necessarily own the entire campus.

There was discussion about processes for subdivisions, ownership, and legalities.

Blankenhorn read for the record a letter that was mailed in: from Gaylen Waddell of 503 W Burgess ST. For Municipal Planning Commission Case 2022-MPC-03 dated January 8, 2022 Dear Matthew T Starr, Chair As you may well know I am now in a wheelchair. Even so, I am a homeowner and a property tax payer. I have already paid taxes due this year. So, I am hoping that you and city council members will have thought enough of me for my tireless service to the parking lots I tended for many merchants downtown to read my letter in public hearing January 13 before the discussion begins.

No. 1 often enough, promoters of a split (in question) will glowingly promote such a split with proactive zeal. However, what someone should also do is reveal the possible downside to such a split. People should hear both sides! No. 2. Does Mount Vernon intend to build residential housing, or construct businesses? No. 3. How would this affect residences that are nearby already in the west end - such as property value and taxes? No. 4. Are you, or have you been, proactive enough to already to have a list of willing businesses to use spaces in near future? How much is just wishful thinking? Regards, Gaylen W. Waddell

Dzik requested the letter be shared with Gottke so he could provide answers to the questions asked.

No. 4 Gottke outlined the existing buildings on the campus that have tentative tenants: the engineering building; the warehouse; the 3-bay test building has a manufacturer in it currently; and the 4-bay. One building is currently occupied for facility operations. The southwest corner of the campus has either occupants or very likely committed occupants. An open lot on the campus has an interested purchaser as well. All of that is dependent on being able to sell the property, which can't be done unless the lot is split in order to transfer the deeds.

No. 3 The buildings were built for a specific purpose, manufacturing or office. Their intent is to keep them exactly as that - also answering No. 1 about residential. There will be no residential

on that property because of EPA restrictions. It has been a manufacturing facility for nearly 180 years. The EPA will not allow any residential. The effect of changes of use will be minimal. They think having a multi-tenant facility will actually help to stabilize the neighborhood so that it is not subject to one user occupying the whole property and then leaving like we saw happen with Siemens. It will be an industrial park, like we have south of town with multiple users, which is much more stable and resilient for the neighborhood.

Gottke guesses it will also generate significant reinvestment into the area by the Land Bank in terms of renovating the buildings, particularly the outsides to dress them up a bit, parking lot renovations. There are plans for a public plaza to be located at the southeast corner of the property.

The neighborhood could use some reinvestment. The Land Bank has some plans to look at the quality of the housing and make some investments. Gottke said he learned much of the west side of town was developed by the Cooper company as housing for its workforce a long time ago.

He foresees the effect [of redeveloping the campus] being positive on property values. The Land Bank holds property tax fee, so the County will not collect any property taxes until the buildings are sold.

Addressing the portion of No. 1 - the downside - Gottke stated he thinks the substantive conversation would come with the site plan. The current request for a split will allow 2 different owners - from one that didn't know they owned the property to the other which is making significant investments in finding new tenants for the property. Gottke couldn't think of a downside to the requested lot split; further stating, possible arguments could be made over the plan. The split is requested to allow deeds to be delivered, in order to make commerce happen faster.

There was no further correspondence.

Drews made a motion to approve the requested lot split as submitted.

Discussion:

Dzik sees a lot of benefits to this split, particularly because the Land Bank can take ownership and begin filling the [industrial] park back up. He argues to Waddell's communication that a vacant industrial park is likely more of a drag on home values and neighborhood revitalization than having occupied facilities.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Drews, Member
SECONDER:	Austin Swallow, Member
AYES:	Matthew T. Starr, Austin Swallow, Robert Drews, Richard Dzik
EXCUSED:	Jeffrey Scott Ulery, Eric Diehl, Todd Hawkins



Approval No: _____

City of Mount Vernon, Ohio
 Administrative Approval of Lot Split
 (Subdivision of Four Lots or Less)
 Regulated by the Ohio Revised Code, 711.131

Applicant or Agent:Name: JEFF GOTTKE Email: JEFF@KNOXADF.COMAddress: 507 W. HIGH ST MOUNT VERNON, OH 43050Telephone: 740.393.3806 Fax: _____**Grantor:**CAMERON INTERNATIONALName: JEFF MAJORS Email: JMAJORS3@SLB.COMAddress: 3600 BRIARPARK DR. HOUSTON, TX 77042Telephone: 713.687.1565 Fax: _____**Grantee:**Name: KNOX CO. LAND BANK Email: JEFF@KNOXADF.COMAddress: 507 W. HIGH ST. MOUNT VERNON, OH 43050Telephone: 740.393.3806 Fax: _____**Site Information:**Address: 105 N. SANDUSKY ST. MOUNT VERNONTownship in which transfer is to take place: -Zoning classification of proposed lot: PCCD**FOR USE OF THE CITY ENGINEERING DEPARTMENT ONLY**

Date Filed: _____ Date Reviewed: _____

Comments: _____

Engineering Department**FOR USE OF THE ZONING ENFORCEMENT OFFICER ONLY**

Date Received: _____ Final Approval: _____

Comments: _____

Zoning Enforcement Officer

Attachment: CPP Lot Split Application (3474 : 2022-Mpc-03)

BASIS OF BEARING:
The bearings as shown hereon are
relative to GRID NORTH of
the OHIO STATE PLANE COORDINATE
SYSTEM, NAD 83 DATUM

20.387 AC.

PPN: 66-01294.000
COOPER CAMERON CORPORATION
VOL. 446; PG. 117

A=519.03'
R=4227.19'
D=07°02'06"
B=N15°34'22"W
C=518.70'

N70°4
35.12

5/8" REBAR

17

1

Approved By:

City of Mount V

Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: Mark E. Purdy, P.S. #7307

SHAFFER, JOHNSTON, LICHTENWALD
& ASSOCIATES, INC.

Consulting Engineers & Surveyors
3477 Commerce Parkway, Suite C

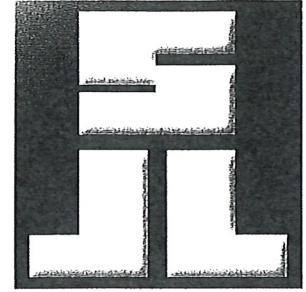
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sjl@sjl-inc

DRAWN C. Felt	CHECKED	1" = 100'	DATE 12/15/21
DWG NO: SW-5956		JOB NO: SW-5956	SHEET 1 OF 1

Packet Pg. 23

Attachment: CPP Lot Split Application (3474 : 2022-Mpc-03)

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 8.297 ACRE PARCEL

SW-5956

Situated in the City of Mount Vernon, County of Knox, and State of Ohio also being T-6; R-13, United States Military Lands:

Known as being part of lands conveyed to Cooper Cameron Corporation Volume 446; Page 117 of Knox County Recorder's Records and further bounded and described as follows;

Commencing at a capped pin with I.D. cap marked "LITTLE" found at a northeast corner of said Cooper lands and at the intersection of a west right-of-way line of North Sandusky Street (66' R/W) and a south right-of-way line West Burgess Street (40' R/W);

Thence S 19° 53' 13" E, 125.25 feet along the west right-of-way line of said North Sandusky Street to a mag nail set at a new division line and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING ELEVEN (11) COURSES:

1. continuing S 19° 53' 13" E, 251.13 feet along a west right-of-way line of said North Sandusky Street to a mag nail set at a new division line;
2. S 03° 23' 10" W, 377.08 feet along a new division line to a mag nail set;
3. N 86° 30' 56" W, 571.22 feet along a new division line to a drill hole set;
4. N 03° 29' 04" E, 145.62 feet along a new division line to a drill hole set;
5. N 86° 30' 56" W, 125.70 feet along a new division line to a drill hole set;
6. N 03° 29' 04" E, 102.53 feet along a new division line to a drill hole set;

Continued on Page 2

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

Page 2 (Description 8.297 ac.)

7. S 86° 30' 56" E, 125.70 feet along a new division line to a drill hole set;
8. N 03° 29' 04" E, 206.84 feet along a new division line to a drill hole set;
9. N 86° 30' 56" W, 86.04 feet along a new division line to a drill hole set;
10. N 03° 29' 04" E, 152.72 feet along a new division line to a drill hole set;
11. S 86° 30' 56" E, 556.95 feet along a new division line to the place of beginning and containing within said bounds 8.297 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in December of 2021.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

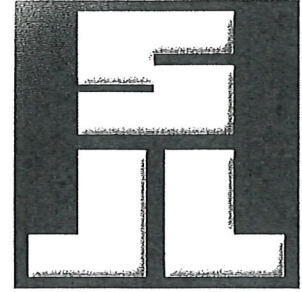
Mark E. Purdy, P.S. #7307



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Attachment: CPP Lot Split Application (3474 : 2022-Mpc-03)

**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 20.387 ACRE PARCEL

SW-5956

Situated in the City of Mount Vernon, County of Knox, and State of Ohio also being T-6; R-13, United States Military Lands:

Known as being part of lands conveyed to Cooper Cameron Corporation Volume 446; Page 117 of Knox County Recorder's Records and further bounded and described as follows;

Beginning at a capped pin with I.D. cap marked "LITTLE" found at a northeast corner of said Cooper lands and at the intersection of a west right-of-way line of North Sandusky Street (66' R/W) and a south right-of-way line West Burgess Street (40' R/W):

THENCE WITH THE FOLLOWING TWENTYSIX (26) COURSES:

1. S 19° 53' 13" E, 125.25 feet along a west right-of-way line of said North Sandusky Street to a mag nail set at a new division line;
2. N 86° 30' 56" W, 556.95 feet along a new division line to a drill hole set;
3. S 03° 29' 04" W, 152.72 feet along a new division line to a drill hole set;
4. S 86° 30' 56" E, 86.04 feet along a new division line to a drill hole set;
5. S 03° 29' 04" W, 206.84 feet along a new division line to a drill hole set;
6. N 86° 30' 56" W, 125.70 feet along a new division line to a drill hole set;
7. S 03° 29' 04" W, 102.53 feet along a new division line to a drill hole set;
8. S 86° 30' 56" E, 125.70 feet along a new division line to a drill hole set;

Continued on Page 2

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Page 2 (Description 20.387 ac.)

9. **S 03° 29' 04" W, 145.62** feet along a new division line to a drill hole set;
10. **S 86° 30' 56" E, 571.22** feet along a new division line to a mag nail set on a west right-of-way line of said North Sandusky Street;
11. **S 03° 23' 10" W, 327.71** feet along a west right-of-way line of said North Sandusky Street to a mag nail set on a north right-of-way line of West Chestnut Street (66' R/W);
12. **N 86° 30' 56" W, 594.16** feet along a north right-of-way line of said West Chestnut Street to a mag nail set at an angle point;
13. **N 85° 00' 40" W, 370.14** feet along a north right-of-way line of said West Chestnut Street to an unknown capped pin found on an east right-of-way line of said B & O Railroad;
14. **N 19° 18' 09" W, 119.76** feet along an east right-of-way line of said B & O Railroad ~ witnessed by a with I.D. cap marked "TRACEY" found S 67° 32' 10" E, 0.16 feet;
15. **S 71° 05' 51" W, 10.00** feet along a north right-of-way line of said B & O Railroad to a point ~ witnessed by a 1" pipe found S 75° 05' 14" E, 0.09 feet;
16. **N 19° 04' 09" W, 57.00** feet along an east right-of-way line of said B & O Railroad to a 1" pipe found;
17. **N 70° 44' 31" E, 35.12** feet along a south right-of-way line of said B & O Railroad to a mag nail set at a point of curvature;
18. northwesterly along an east right-of-way line of said B & O Railroad **519.03** feet along the arc of a curve deflecting to the right, said curve having a radius of 4227.19 feet, a central angle of 07° 02' 06" and a chord which bears N 15° 34' 22" W, 518.70 feet to a point ~ witnessed by a capped pin with I.D. cap marked "TRACY" found S 08° 44' 04" E, 0.11 feet;
19. **N 46° 42' 51" W, 34.96** feet along an east right-of-way line of said B & O Railroad to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set at an angle point;

Continued on Page 3

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Page 3 (Description 20.387 ac.)

20. **N 16° 51' 53" W, 171.79** feet along an east right-of-way line of said B & O Railroad to a point of curvature witnessed by a capped pin with I.D. cap marked "TRACY" found **S 66° 02' 31" W, 0.21** feet;
21. northwesterly along an east right-of-way line of said B & O Railroad **281.88** feet along the arc of a curve deflecting to the right, said curve having a radius of 4266.19 feet, a central angle of 03° 47' 09" and a chord which bears **N 07° 28' 27" W, 281.83** feet to a 5/8" rebar with I.D. cap marked "S.J.L., INC" set
22. **N 05° 34' 53" W, 138.21** feet along an east right-of-way line of said B & O Railroad to a capped pin with I.D. cap marked "TRACY" found on the south right-of-way of Greenwood Avenue (40' R/W);
23. **S 85° 48' 33" E, 289.07** feet along a south right-of-way line of said Greenwood Avenue to a mag nail set on a west right-of-way line of said West Burgess Street;
24. **S 34° 53' 48" E, 269.02** feet along a west right-of-way line of said West Burgess Street to a mag nail set at an angle point;
25. **S 87° 07' 10" E, 297.17** feet along a south right-of-way line of said West Burgess Street to a mag nail set at an angle point;
26. **S 85° 30' 10" E, 436.86** feet along a south right-of-way line of said West Burgess Street to the place of beginning and containing within said bounds **20.387** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in December of 2021.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.



Mark E. Purdy, P.S. #7307

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SW-5956-closure.docx

Inverse With Area				Thu Dec 16 07:38:41 2021	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			266228.12	1971521.15	
	S 19°53'13" E	251.25			
52			265991.86	1971606.62	
	S 03°23'10" W	377.08			
PP			265615.44	1971584.35	
	N 86°30'56" W	571.22			
PP			265650.16	1971014.18	
	N 03°29'04" E	145.62			
PP			265795.51	1971023.03	
	N 86°30'56" W	125.70			
PP			265803.15	1970897.57	
	N 03°29'04" E	102.53			
PP			265905.50	1970903.80	
	S 86°30'56" E	125.70			
PP			265897.86	1971029.26	
	N 03°29'04" E	206.84			
PP			266104.31	1971041.84	
	N 86°30'56" W	86.04			
PP			266109.54	1970955.95	
	N 03°29'04" E	152.72			
PP			266261.97	1970965.23	
	S 86°30'56" E	556.95			
PP			266228.12	1971521.15	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2701.66					
Area: 8.297 AC., 361402.9 SF.					

Inverse With Area				Thu Dec 16 07:40:52 2021	
PntNo	Bearing	Distance	Northing	Easting	Description
PP			266345.91	1971478.55	
	S 19°53'13" E	125.25			
PP			266228.12	1971521.15	
	N 86°30'56" W	556.95			
PP			266261.97	1970965.23	
	S 03°29'04" W	152.72			
PP			266109.54	1970955.95	
	S 86°30'56" E	86.04			
PP			266104.31	1971041.84	
	S 03°29'04" W	206.84			
PP			265897.86	1971029.26	
	N 86°30'56" W	125.70			
PP			265905.50	1970903.80	
	S 03°29'04" W	102.53			
PP			265803.15	1970897.57	
	S 86°30'56" E	125.70			
PP			265795.51	1971023.03	
	S 03°29'04" W	145.62			
PP			265650.16	1971014.18	
	S 86°30'56" E	571.22			
PP			265615.44	1971584.35	
	S 03°23'10" W	327.71			
53			265288.30	1971564.99	
	N 86°30'56" W	594.16			

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54		265324.41	1970971.93
	N 85°00'40" W 370.14		
PP		265356.60	1970603.19
	N 19°18'09" W 119.76		
56		265469.63	1970563.61
	S 71°05'51" W 10.00		
57		265466.39	1970554.15
	N 19°04'09" W 57.00		
58		265520.26	1970535.52
	N 70°44'31" E 35.12		
59		265531.84	1970568.68
	Radius: 4227.19 Chord: 518.70 Degree: 1°21'19" Dir: Right		
	Length: 519.03 Delta: 7°02'06" Tangent: 259.84		
	Chord BRG: N 15°34'22" W Rad-In: N 70°54'35" E Rad-Out: N 77°56'40" E		
	Radius PntNo: PP N: 266914.38 E: 1974563.39		
PP		266031.50	1970429.43
	N 46°42'51" W 34.96		
61		266055.47	1970403.97
	N 16°51'53" W 171.79		
62		266219.88	1970354.13
	Radius: 4266.19 Chord: 281.83 Degree: 1°20'35" Dir: Right		
	Length: 281.88 Delta: 3°47'09" Tangent: 140.99		
	Chord BRG: N 07°28'27" W Rad-In: N 80°37'59" E Rad-Out: N 84°25'07" E		
	Radius PntNo: PP N: 266914.23 E: 1974563.44		
PP		266499.31	1970317.48
	N 05°34'53" W 138.21		
PP		266636.87	1970304.03
	S 85°48'33" E 289.07		
50		266615.74	1970592.33
	S 34°53'48" E 269.02		
51		266395.09	1970746.24
	S 87°07'10" E 297.17		
PP		266380.16	1971043.03
	S 85°30'10" E 436.86		
PP		266345.91	1971478.55
	Closure Error Distance> 0.0000		
	Total Distance Inversed> 6150.47		
	Area: 20.387 AC., 888061.9 SF.		