



Municipal Planning Commission

March 11, 2021

Regular Meeting

Agenda

4:00 PM

ZOOM TELECONFERENCE

Join Zoom Meeting

<https://us02web.zoom.us/j/83127667443>

Dial by phone: +1 929 205 6099

Meeting ID: **831 2766 7443**

Passcode: **485303**

If you want to provide input to the Commission, you will need to be sworn in by stating the following:

My name is _____. My address is _____.

I affirm that my testimony is truthful, to the best of my knowledge and ability, so help me God or under penalty of perjury.

CALL TO ORDER

MPC ITEMS

- 2021-MPC-03 : Kirk ST (Platted, Undeveloped) - Vacate

ADJOURN AT THE CALL OF THE CHAIRMAN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 03/11/21 4:00 PM

Dept: **Municipal Planning Commission**

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 2295)

DOC ID: 2295

2021-MPC-03 : KIRK ST (PLATTED, UNDEVELOPED) - VACATE

A petition requesting vacation of a portion of (undeveloped) Kirk ST in the Elmwood Place Subdivision has been submitted to City Council and referred to the Municipal Planning Commission for review.



110 EAST VINE STREET
MOUNT VERNON, OH 43050
INFO@LIFEPOINTMV.COM



To the Honorable Council of the City of Mount Vernon
40 Public Square
Mount Vernon, OH 43050

February 19, 2021

BY:

RE: Vacating an undeveloped portion of Kirk Street (formerly known as Elmwood Avenue)

Dear Friends,

On June 20, 1906 at 3:35 p.m., Recorder Charles Snow entered into public record the Plat Map for Elmwood Place which was laid out by the Elwood Realty Company. Elmwood Place was located in Clinton Township with Division Street as the eastern border. Vernon Avenue (now Mount Vernon Avenue) ended at Division Street. Elmwood Avenue, also, ended at Division Street.

Sometime between 1940 and 1960, Elmwood Avenue became known as Kirk Street, expanded from 30' to 50' wide, and improved from Newark Road to approximately 160 feet beyond South McKenzie Street. It is assumed that utilities to new properties required the improvement. There is a portion of Kirk Street that never was improved. It is, therefore, the request that a part of this non-improved portion of Kirk Street that lies between the two properties of Lifepoint Church Mount Vernon be vacated.

We submit this request to you for your consideration.

All questions should be addressed to:

Pastor Bryan Wolf, Executive Pastor for Lifepoint Mount Vernon Church
110 East Vine Street
Mount Vernon, OH 43050
(740) 485-6032 bryan@lifepointmv.com

Sincerely,

William B. Pursel
Church member

Attachment: Request - Alley Vacation - Kirk Street (2295 : 2021-Mpc-03)

I do hereby certify that this plat & notes are a correct representation of the survey of the proposed Elmwood Place Being a part of the first quarter, Township Six, Range three US M lands and being that portion of what was formerly known as Elmwood farm lying immediately north-east of the Martinsburg Road which was surveyed and plated by me at the request of the Elmwood Realty Company and Clifford L. Sturgeon on this 5th day of April 1906

R. M. Douglass

We the owners of the above described property hereby certify that we caused the within plat to be made and we hereby dedicate to public use as streets and alleys the portion shown as such on said plat reserving the right for laying gas pipes.

The Elmwood Realty Company
By Clifford L. Sturgeon Secretary
G. R. Sipe President

Attest: W. A. Hosack
Julia Tournay

County of Knox, State of Ohio SS.

Be it remembered that on this 7th day of April 1906, before me a Notary Public in and for said County, came the Elmwood Realty Company by A. R. Sipe, its president and Clifford L. Sturgeon its secretary and acknowledged the making & executing of the within Plat and the dedication of the streets and alleys therein shown to be their voluntary act and deed

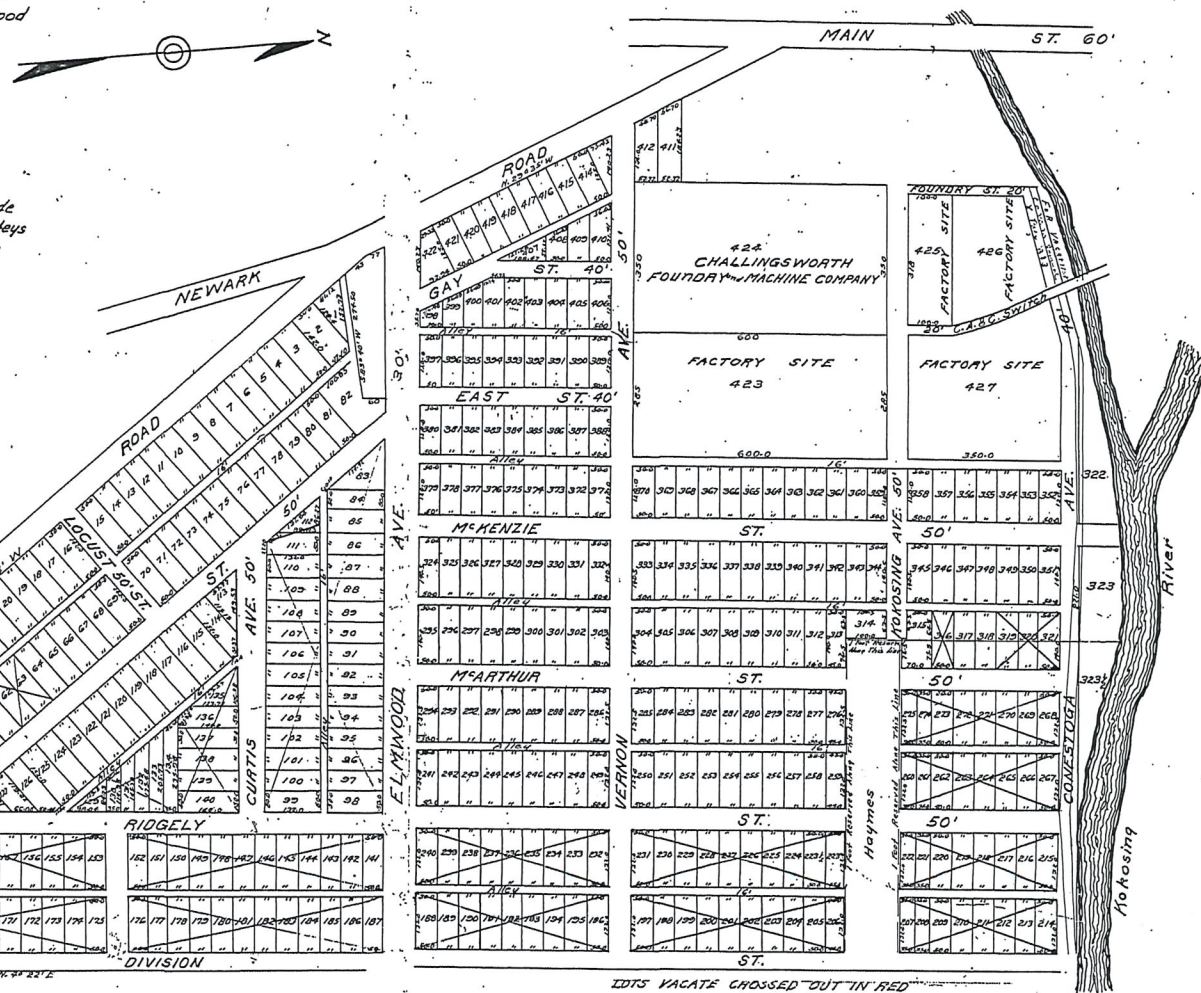
W. A. Hsack
Notary Public
Knox County Ohio

Transferred June 20, 1906
C. A. Mitchell
Deputy Audt.
Huron Co. Ohio

Filed June 20, 1906
at 3:35 O'clock P.M.

Recorded
Chas. L. Snow Recorder
Knox Co. Ohio.

ELMWOOD PLACE
LAI D OUT BY THE
ELMWOOD REALTY CO.
CLINTON TWP. KNOX CO OHIO



See Deed Vol. 362 Pp. 246-248 # 90271
See Vacate Street in Deed Vol. 415 Pp. 448-449 # 72270
See Vacate Street in Deed Vol. 415 Pp. 450-451 # 72271

CITY OF MOUNT VERNON
PROCEDURE FOR STREET VACATION

Petition Page 1 of 3 pages

Mount Vernon, Ohio

Date: 2/19/2021

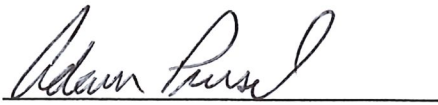
To the Honorable Council of the City of Mount Vernon, Ohio:

We, the undersigned property owners, owning three properties:

- Lifepoint Church Mount Vernon owning properties on Mount Vernon Avenue (Parcel 66-09113.000);
- Lifepoint Church Mount Vernon on 0 South Division Street (Parcel 66-09313.000) and
- Owner: 110 Mount Vernon Ave. Ltd. on 110 Mount Vernon Avenue (Parcel 66-09388.001),

Respectfully petition your honorable body to pass the necessary legislation to vacate:

The vacated, undeveloped portion of Kirk Street starting from Division Street intersection to the western most edge of Parcel 66-09313.000. This portion is in Elmwood Place Subdivision, City of Mount Vernon, Ohio and containing .650 acres more or less. Description aka Exhibit A and maps are attached.



Date: 2/19/2021

Adam Pursel
 Lifepoint Church Mount Vernon
 (Parcels 66-09113.000 & 66-09388.000)
 17615 New Gambier Road
 Mount Vernon, OH 43050



Date: 2/19/2021

Timothy E. Carper
 Owner: 110 Mount Vernon Ave. Ltd (Parcel 66-09388.000)
 110 Mount Vernon Avenue
 Mount Vernon, OH 43050

Attachment: Request - Alley Vacation - Kirk Street (2295 : 2021-Mpc-03)

EXHIBIT A
Description of the portion of Kirk Street to be vacated
Part of Elmwood Place Subdivision

The portion of Kirk Street to be vacated (50 feet by 579.48 feet = .650 acres) is surrounding by the following properties: 66-09113.00 & 66-09313.000 owned by Lifepoint Church Mount Vernon and 66-09388.001 owned by 110 Mount Vernon Ave. Ltd.

The portion of Kirk Street to be vacated begins at the intersection of Kirk Street and Division Street. At the northeast corner of parcel 66-09313.000 (Parcel #2) and following the north borderline west to the northwest corner of this same parcel 579.48 feet, thence go 50 feet north to the south borderline of parcel 66-09388.001 (Parcel #3), thence go 579.48 feet east to the southeast corner of parcel 66-09113.000 (Parcel #1) to Division Street.

DESCRIPTION OF PROPERTIES:

Parcel 66-09113.000 is marked as #1 on the map.

Legal Description: PT Elmwood Place Vacated Street and Alley 5.014 AC

This parcel has a never developed portion of Kirk Street for the north border, the property of Harry H. and Julie M. Hurt for the west border and Division Street as its east border.

Parcel 66-09313.000 is marked as #2 on the map.

Legal Description: PT Vacated Lots, Street & Alley 5.926 AC

This parcel has Mount Vernon Avenue as its north border, Division Street as its east border, and parcel 66-09388.001 as its west border and the never developed portion of Kirk Street for the south border.

Parcel 66-09388.001 is marked as #3 on the map.

Legal Description: All of Lots 295 thru 303 & PT of Lots 286 thru 294 2.481 AC

On the southeast corner of this parcel, approximately 49.39 feet of the never developed Kirk Street is requested to be vacated.

