



Municipal Planning Commission

May 11, 2023

Regular Meeting

Agenda

4:00 PM

VIDEO BROADCASTING/RECORDING

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

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Special Meeting - May 4, 2023 4:00 PM

MPC ITEMS

- 2023-MPC-011 : Vacate Portions of Liberty ST and South Alley
- 2023-MPC-13 : Zoning Amendment for 600 West Vine Street
- 2023-MPC-15 : Apply City Zoning to Annexed Parcels

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 05/11/23 4:00 PM

Dept: **Municipal Planning Commission**

SCHEDULED

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

MPC ITEM (ID # 3800)

DOC ID: 3800

2023-MPC-011 : VACATE PORTIONS OF LIBERTY ST AND SOUTH ALLEY

City Council has referred a vacate request for review by the Municipal Planning Commission.

Description of Request: Central Ohio Farmers Co-Op Inc. requests the portion of Liberty Street and South Alley adjacent to the properties they own be vacated as shown in the submitted survey. This will allow them to improve their current grain operation while providing an opportunity to expand in the future. This vacation would allow them to upgrade and improve their facilities and to remain in Mount Vernon.

CITY OF MT VERNON

PROCEDURE FOR STREET VACATION

Petition page 1 of 4

Mt Vernon Ohio

Date 3/31/2023

To the Honorable Council of the City of Mt Vernon:

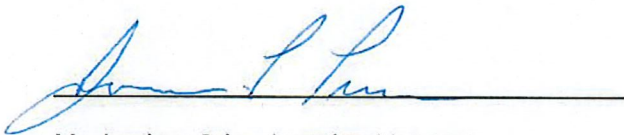
We the undersigned property owners owning 9 properties:

Central Ohio Farmers Co-op Inc, west side of Lewis St. (Parcel 66-00268000, 66-04254000, 66-04256000)

Central Ohio Farmers Co-op east side of Lewis St. (Parcel 66-09637000, 66-09650000)

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

The portion of Lewis St. between Vine and Gambier St. and also apportion of South Alley. This will allow us to improve our grain operation now while providing an opportunity to possibly expand it at a later date. I have attached a survey of the property we would like vacated and also a concept plan of potential future growth. As we own the properties on both sides of Lewis Street, this vacation would allow us to upgrade and improve our facilities to remain in Mt Vernon.



Mr. Jamison Price, Location Manager

Central Ohio Farmers Co-op

9150 Kinney Rd

Mt Vernon, Ohio 43050

Date 3/31/2023.

Attachment: 04-10-23 Street vacation request (3800 : 2023-Mpc-11)

Exhibit A

Description of the portion of Lewis St. to be vacated

Part of the Norton Southern addition

City of Mt Vernon, Ohio 43050

Description of properties

- 1) **Property to Vacate:** South Lewis street between Vine St. and Gambier St. (.242 Ac) View attached Survey map and also part of south alley to our property lines
- 2) **Parcel 66-00268000** NW side of Lewis St. Central Ohio Farmers Co-op bare lot,
- 3) **Parcel 66-04254000** SW side of Lewis St. Central Ohio Farmers Co-op
- 4) **Parcel 66-04256000** Far SW side of Lewis St. Central Ohio Farmers Co-op
- 5) **Parcel 66-09637000** East side of Lewis St. Central Ohio Farmers Co-op
- 6) **Parcel 66-09650000** Far east side of Lewis St. Central Ohio Farmer Co-op



March 29, 2023

Scale - 1:1,200
1 inch = 100 feet
1 inch = 0.019 miles

Knox County, OH, Bruce Harris & Associates

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Central Ohio Farmers Co-op Inc.
Vacated Portion of South Alley
0.019 ACRE
March, 2023

The following real estate, being part of South Alley in Norton's Southern Addition, City of Mount Vernon, U.S.M.L., Knox County, Ohio, and being described as follows:

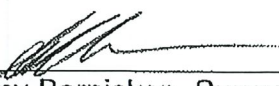
Commencing at a 5/8" iron pin set at the southeast corner of Lot 163 (Central Ohio Farmers Co-op, Inc., D.V. 1263, Pg. 198), in the north right of way line of South Alley (12'), in the west right of way line of South Lewis Street (40'), and being the northeast corner and beginning point of the tract herein described;

Thence along the west right of way line of South Lewis Street, South $06^{\circ} 54' 08''$ West, 12.00 feet to a 5/8" iron pin set at the northeast corner of Lot 186 (The Mount Vernon Farmers Exchange Company, D.V. 299, Pg. 550);

Thence along the south right of way line of South Alley and the north line of Lot 186, North $82^{\circ} 59' 52''$ West, 67.40 feet to a 5/8" iron pin set at the northwest corner of Lot 186;

Thence North $06^{\circ} 54' 08''$ East, 12.00 feet to the southwest corner of Lot 163 in the north right of way line of South Alley, witness a 3/4" iron pin found North $11^{\circ} 35' 14''$ West, 1.69 feet;

Thence along the north right of way line of South Alley and the south line of Lot 163, South $82^{\circ} 59' 52''$ East, 67.40 feet to the point of beginning, containing 0.019 acre, as surveyed in March, 2023 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, Amy Bernicken, Ohio Professional Surveyor #8571. North based on the east line of South Lewis Street per Survey Volume V, Page 320. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy & Mills.


Amy Bernicken, Surveyor No. 8571
Date: March 31, 2023



VACATION PLAT FOR

PART OF SOUTH LEWIS STREET &
PART OF SOUTH ALLEY

Part of Norton's Southern Addition to the
City of Mount Vernon, U.S.M.L., Knox County, Ohio

DAVID R. MILLS, PS
SURVEYOR #7157

TRACY & MILLS, SURVEYORS
10 East Vine Street - P.O. Box 642
Mount Vernon, Ohio 43050

FLOYD W. BARNES, PS
1921-2018

AMY BERNICKEN, PS
SURVEYOR #8571

Tel: 740-397-8324 Fax: 740-397-5910
tracyandmills@aol.com

THOMAS M. TRACY, PS
1941-2002



North based on the east line of
South Lewis Street per
Survey Volume V, Page 320.



Date: March 13, 2023
Revised: March 31, 2023
Scale: 1" = 40'

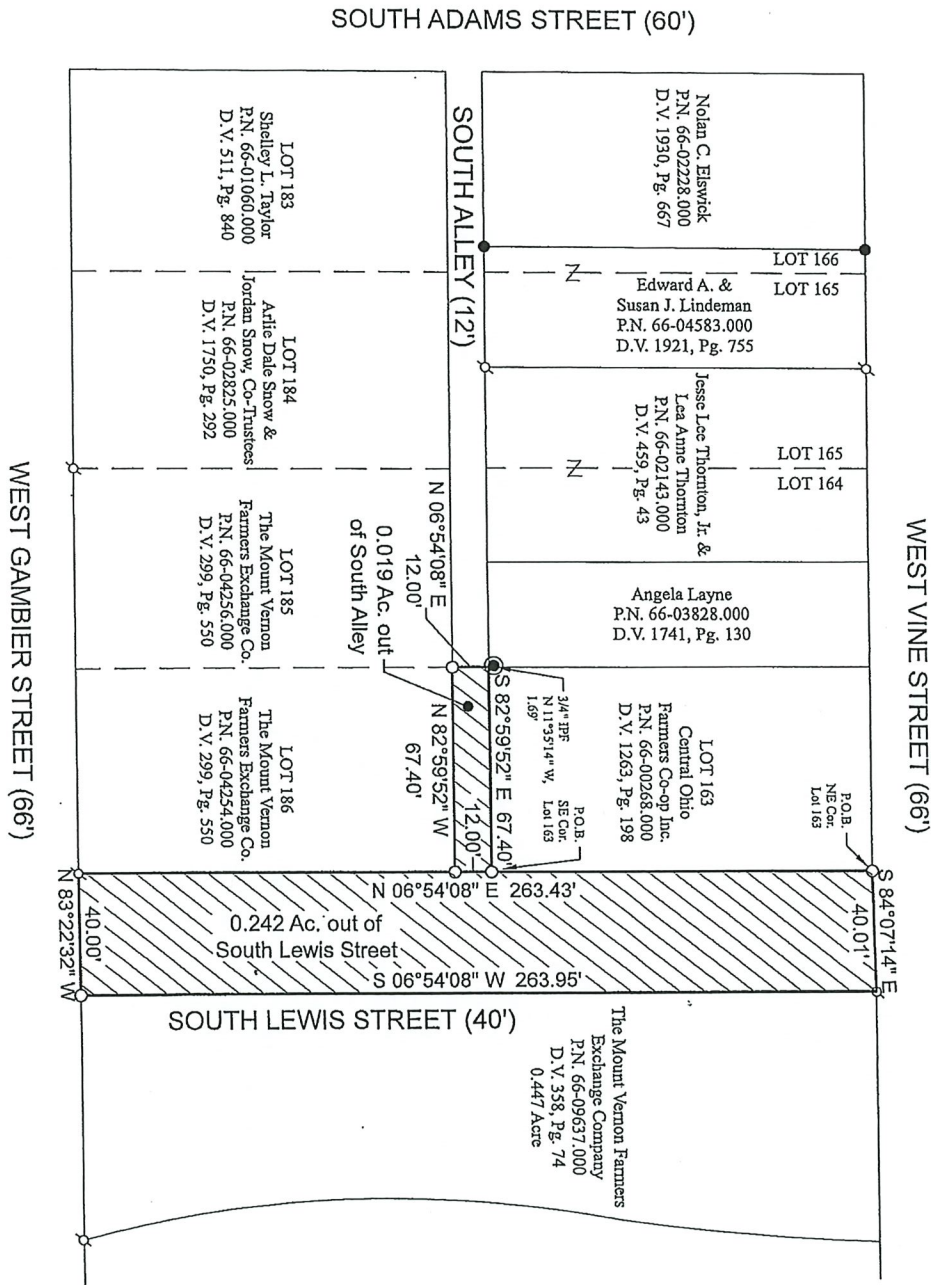
- Iron Pin Set (5/8" x 30")
- Capped "Tracy & Mills"
- 5/8" Iron Pin Found
- 3/4" Iron Pin Found
- 1/2" Iron Pipe Found



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



REV	DATE	DESCRIPTION
A	01/20/2023	ISSUED FOR REVIEW

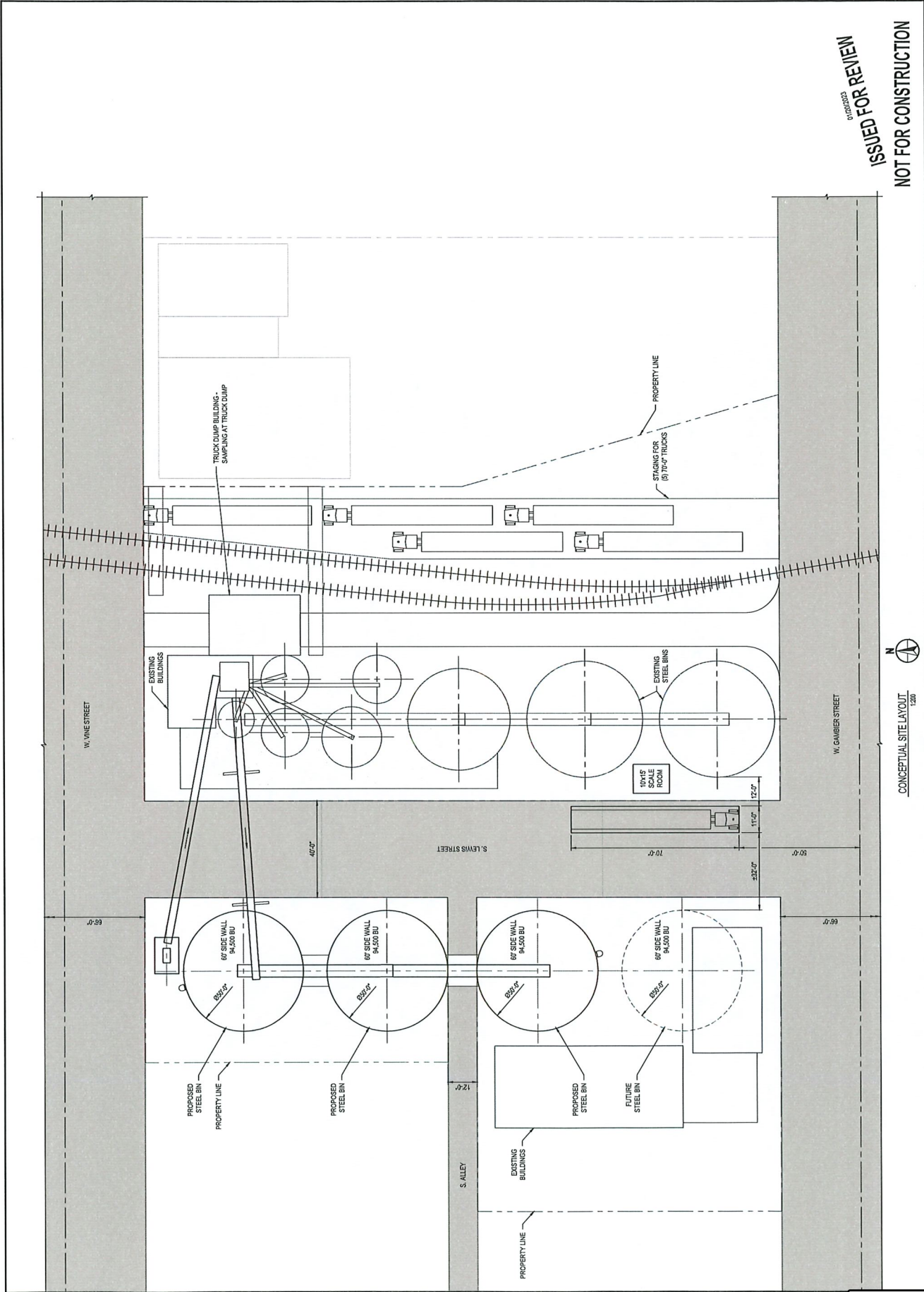


CONCEPTUAL LAYOUT
GRAIN HANDLING UPGRADES
MT. VERNON, OHIO
CENTRAL OHIO FARMERS CO-OP INC.



DRAWN	AE
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DATE	JANUARY 2023
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DATE	
DRAWING NO.	10123

SK01



ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



CONCEPTUAL SITE LAYOUT
1/200



Mount Vernon

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.

/jrb 04/27/2009

Petition Page ____ of ____ Pages Mount Vernon, Ohio Date: _____

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

We, the undersigned property owners, owning property on (address) _____
 Respectfully petition your honorable body to pass the necessary legislation to _____

Name	Address	Phone
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Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 05/11/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3801)

DOC ID: 3801

2023-MPC-13 : ZONING AMENDMENT FOR 600 WEST VINE STREET

Per Codified Ordinance 1156.01(c) a request for Zoning Amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: Central Ohio Farmers Co-Op requests the zoning district assigned to 600 West Vine Street be amended from R-2 Single and Two-Family District to GB General Business District.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address			
CENTRAL OHIO FARMERS CO-OP 751 E Farming ST MARION, OH 43301		P.O. Box 936 JPRICE@CENTRALOHIOFARM.COM	
Agent's Name, Address, Phone, and Email Address			
<i>Site Information</i>			
Site Address		Legal Description	
600 W VINE ST.		N.E. 163 corner of S. Lewis ST	
Parcel Number		Deed Volume and Page Number	
66-00268.000		1263 / 198	
<i>Use of Property</i>			
Present Use		Present Zoning District	
Residential, Bare Lot		Morton Southern	
Proposed Use		Proposed Zoning District	
Commercial			
<i>Documents to be Submitted</i>			
The following documents must also be submitted with this application: 1. A statement of the reason(s) for the proposed amendment. 2. 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. 3. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 4. 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: 4/11/2023		By: <i>Jamie Price</i>	
<i>Filing Information</i>			
Filing Date	Fee deposit	Date Paid	Receipt Number
	\$150.00		

This form revised 04-11-2023

Attachment: zoning application (3801 : 2023-Mpc-13)

600 W Vine ST - Zoning Amendment Request

4.2.b



April 18, 2023

- 1 inch -
Scale - 1:1,200
1 inch = 100 feet
1 inch = 0.019 miles

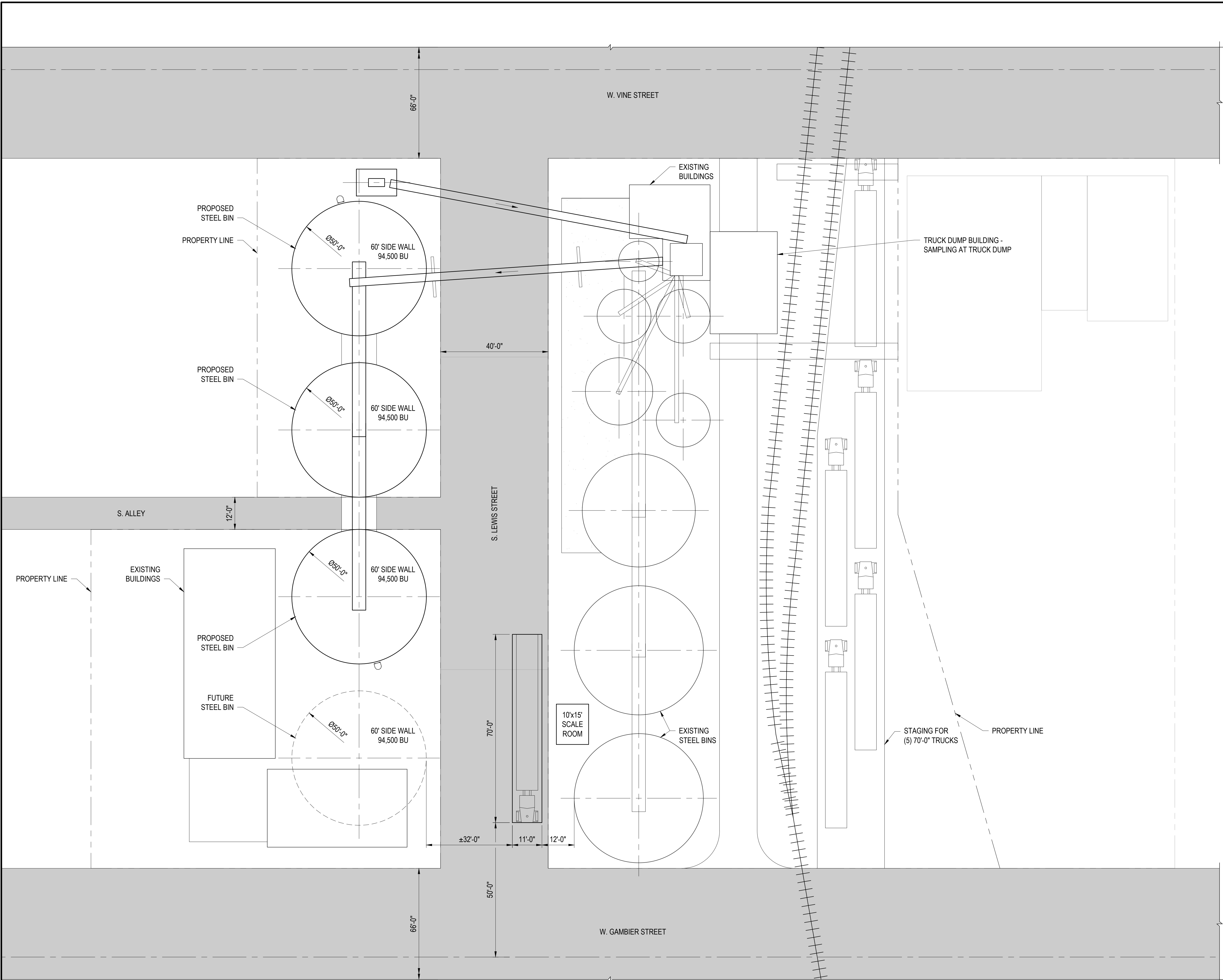
Knox County, OH; Bruce Harris & Associates

The proposal to rezone 600 W. Vine St. Zoning District is Norton South

The current use of 600 W. Vine (Parcel 66-00268000) is bare vacant lot that we use for parking of equipment and trucks.

The proposed use of 600 W. Vine St. is to facilitate possible expansion of our grain facilities. As Central Ohio farmers owns both sides of Lewis St. (Parcels 66-04254000, 66-04256000, and 66-09637000) and is currently working to have the City vacate Lewis St. between Gambier and Vine. We would like to have this property be able to possibly install grain equipment in the future. As we are looking to use the vacated Lewis St. to install a truck scale and office. We would also be able to fence in our facilities for more security.

Attached is a potential look at what we could be considering to do



CONCEPTUAL SITE LAYOUT
1:200



01/20/2023
ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

DESCRIPTION		ISSUED FOR REVIEW	
REV	DATE		
A	01/20/2023		



CONCEPTUAL LAYOUT
GRAIN HANDLING UPGRADES
-- --
CENTRAL OHIO FARMERS CO-OP INC.
MT. VERNON, OHIO



DRAWN AJR
CHECKED JE
DATE JANUARY 2023
SCALE NOTED
JOB NO. 10123

DRAWING NO.
SK01



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 05/11/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3802)

DOC ID: 3802

2023-MPC-15 : APPLY CITY ZONING TO ANNEXED PARCELS

Per Codified Ordinance 1151.09(b) newly annexed territory is being presented for review by the Municipal Planning Commission to include the annexed territory in one or more of the zoning districts defined in the Zoning Ordinance.

Description of Request: Apply General Business District City Zoning to the following newly annexed parcels:

70-00366.005 - 7.009 acres aka 0 Norton ST owned by Ohio Cumberland Gas Co. formerly parcel 12-01071.000 zoned GB in Clinton TWP

70-00366.004 - 0.504 acres aka 120 Norton ST owned by Knox County Properties, LLC formerly parcel 12-02715.000 zoned RRA in Clinton TWP

70-00366.003 - 2.22 acres aka 1104 W Gambier ST owned by Susan E Ramser formerly parcel 12-02680.000 zoned LB in Clinton TWP

70-00366.002 - 4.305 acres aka 1104 W Gambier ST owned by Susan E Ramser formerly parcel 12-02650.000 zoned LB in Clinton TWP



$$\begin{array}{l} \boxed{\text{ - 1 inch - }} \\ \text{Scale - 1:2,400} \end{array} \quad \begin{array}{l} 1 \text{ inch} = 200 \text{ feet} \\ 1 \text{ inch} = 0.038 \text{ miles} \end{array}$$

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 - 1 inch -

Scale - 1:2,400

1 inch = 200 feet
1 inch = 0.038 miles

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