



Municipal Planning Commission
Regular Meeting

Minutes

May 11, 2023
4:00 PM

VIDEO BROADCASTING/RECORDING

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

SWEARING IN

Jason West was sworn in by Mayor Matt Starr.

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Richard Dzik	Member	Excused
Todd Hawkins	Alt. Member	Excused
Austin Swallow	Member	Present
Julia Warga	Member	Present
Eric Diehl	Alt. Member	Excused
Jason West	Al. Member	Present

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Assistant Law Director, Brittany Whitney; Jamison Price; Mark Ramser; Mel Severns; Nancy Bevan

MINUTES APPROVAL

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Julia Warga, Member
SECONDER:	Austin Swallow, Member
AYES:	Starr, Swallow, Warga, West
EXCUSED:	Dzik, Hawkins, Diehl

MPC ITEMS

- 2023-MPC-011 : Vacate Portions of Liberty ST and South Alley

Blankenhorn introduced the case.

Price (sworn in) corrected the agenda. The request is to Vacate a portion of Lewis ST, not Liberty ST. He explained their needs for future expansion utilizing Lewis Street and the section of the alley between their

parcels fronting West Vine Street and West Gambier Street. They need a place to locate a new grain scale. They are trying to consolidate their footprint and make the operation more secure and efficient. The Vacation will also provide an option for them to install more grain bins for more storage. This will give them the opportunity to fence in their facilities, as they have been getting quite a bit of vandalism. If they are able to locate a new scale in Lewis Street they will likely build a new office on site.

Starr asked about the business traffic. Price explained the planned circulation of the trucks through their facility as well as how they circulate across Gambier Street to their existing scale south of Gambier Street currently. If this is approved, the fertilizer portion of the business will likely be moved to their Kenny Road location, a million-dollar undertaking. New scales at \$300,000 is the first step, plus a new office will likely bring phase one to a half-million dollar undertaking. They recently acquired the former automotive repair shop property known as Morts on the East side of their property which will allow them to stage trucks waiting to offload potentially reducing the number of trucks waiting on the road. For a small facility, the location turns nearly the same capacity of product as their larger Fredericktown location. They could use more capacity at this location as they turn over product 3 to 5 times during harvest. They want to be good partners with the City.

Swallow clarified that the request also includes a portion of South Alley in addition to Lewis Street.

Severns (sworn in) asked if Lewis Street would be closed with this vacation. Blankenhorn explained the vacation process and how adjacent owners of the vacated right of way receive half. In this case with the same owner on both sides, Farmers Coop will receive the entire area requested for vacation and the street and alley sections will be closed to the public.

Blankenhorn provided input from the City Engineer. Brian Ball, P.E. is in support of this request to vacate. It makes sense to him and will help keep Farmers Coop as an employer in the City. They estimate 600 to 800 trucks per season. If they move the entire operation to Kenny Road those trucks will still come through the town but not be doing business inside the City. His goal is to get the rail line back in service which will also benefit Heartland Commerce Park.

Swallow made a motion to amend the request as stated on the cover sheet and agenda to Lewis Street, not Liberty Street. Warga seconded the motion and voting was AIF.

Swallow made a motion to recommend to City Council to approve the Vacation of the requested sections of Lewis Street and South Alley.

RESULT:	RECOMMEND [UNANIMOUS]
MOVER:	Austin Swallow, Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Swallow, Warga, West
EXCUSED:	Dzik, Hawkins, Diehl

- 2023-MPC-13 : Zoning Amendment for 600 West Vine Street

Blankenhorn introduced the case.

Price explained this request to rezone from R-2 to GB concerns the lot on the West side of Lewis Street. There used to be a house on the property that they tore down. It has served as a parking lot for them for approximately 3 years. He didn't realize the zoning was an issued until discussions with Blankenhorn about expansion.

There was no further testimony.

Warga made a motion to recommend to City council the zoning amendment from R-2 to GB.

RESULT:	RECOMMEND [UNANIMOUS]
MOVER:	Julia Warga, Member
SECONDER:	Jason West, Al. Member
AYES:	Starr, Swallow, Warga, West
EXCUSED:	Dzik, Hawkins, Diehl

- 2023-MPC-15 : Apply City Zoning to Annexed Parcels

Blankenhorn introduced the case. 2023-MPC-15 apply City zoning to annexed parcels. She explained this involves 4 separate parcels: 70-00366.005; 70-00366.004 both on Norton Street; 70-00366.003; and 70-00366.002 both on West Gambier Street behind the former Glass Garden Greenhouse. There are 2 parcels right along West Gambier Street that are already GB. She is recommending the annexed parcels be zoned to match the adjoining parcels. The Norton Street parcels have 2 different zoning designations from Clinton Township, RRA which she believes is an agricultural designation and the larger parcel is zoned GB. She is recommending both parcels be assigned City GB zoning.

Ramser (sworn in) explained he owned or was associated with all four of these properties when they were annexed. He is the president of Ohio Cumberland Gas, owner of the larger parcel on Norton Street. He is the owner of Knox County Properties, the owner of the smaller parcel on Norton Street. At the time of annexation, he owned the subject properties on West Gambier Street and has since transferred them to his sister Susan. The properties were annexed to help with jurisdiction and law enforcement coverage by the City Police instead of the County Sherriff. He is in agreement with the recommendation of GB zoning.

Starr clarified that this is a housekeeping procedure. Blankenhorn said yes, this is part of the process of annexation. It probably should have been done sooner.

Blankenhorn explained the mailed notifications were sent out late. There was a newspaper publication on April 29, 2023. One recipient of the mailed notification emailed on the day of the hearing wanting to know what the plans were for the property on West Gambier Street. Blankenhorn explained to them that there were no submitted plans at this time, that this request for rezoning is part of the process of annexation. The inquirer confirmed receipt of the explanation.

Swallow made a motion to recommend to Council the change in zoning to GB.

RESULT:	RECOMMEND [UNANIMOUS]
MOVER:	Austin Swallow, Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Swallow, Warga, West
EXCUSED:	Dzik, Hawkins, Diehl

ADJOURN

- Adjourn Motion

West made a motion to adjourn the meeting, Swallow seconded and the meeting was adjourned at 4:26 PM



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.

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

Price (sworn in) corrected the agenda. The request is to Vacate a portion of Lewis ST, not Liberty ST. He explained their needs for future expansion utilizing Lewis Street and the section of the alley between their parcels fronting West Vine Street and West Gambier Street. They need a place to locate a new grain scale. They are trying to consolidate their footprint and make the operation more secure and efficient. The Vacation will also provide an option for them to install more grain bins for more storage. This will give them the opportunity to fence in their facilities, as they have been getting quite a bit of vandalism. If they are able to locate a new scale in Lewis Street they will likely build a new office on site.

Starr asked about the business traffic. Price explained the planned circulation of the trucks through their facility as well as how they circulate across Gambier Street to their existing scale south of Gambier Street currently. If this is approved, the fertilizer portion of the business will likely be moved to their Kenny Road location, a million-dollar undertaking. New scales at \$300,000 is the first step, plus a new office will likely bring phase one to a half-million dollar undertaking. They recently acquired the former automotive repair shop property known as Morts on the East side of their property which will allow them to stage trucks waiting to offload potentially reducing the number of trucks waiting on the road. For a small facility, the location turns nearly the same capacity of product as their larger Fredericktown location. They could use more capacity at this location as they turn over product 3 to 5 times during harvest. They want to be good partners with the City.

Swallow clarified that the request also includes a portion of South Alley in addition to Lewis Street.

Severns (sworn in) asked if Lewis Street would be closed with this vacation. Blankenhorn explained the vacation process and how adjacent owners of the vacated right of way receive half. In this case with the same owner on both sides, Farmers Coop will receive the entire area requested for vacation and the street and alley sections will be closed to the public.

Blankenhorn provided input from the City Engineer. Brian Ball, P.E. is in support of this request to vacate. It makes sense to him and will help keep Farmers Coop as an employer in the City. They estimate 600 to 800 trucks per season. If they move the entire operation to Kenny Road those trucks will still come through the town but not be doing business inside the City. His goal is to get the rail line back in service which will also benefit Heartland Commerce Park.

Swallow made a motion to amend the request as stated on the cover sheet and agenda to Lewis Street, not Liberty Street. Warga seconded the motion and voting was AIF.

Swallow made a motion to recommend to City Council to approve the Vacation of the requested sections of Lewis Street and South Alley.

RESULT:	RECOMMEND [UNANIMOUS]
MOVER:	Austin Swallow, Member
SECONDER:	Julia Warga, Member
AYES:	Matthew T. Starr, Austin Swallow, Julia Warga, Jason West
EXCUSED:	Richard Dzik, Todd Hawkins, Eric Diehl

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:

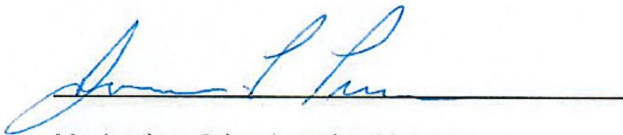
We the undersigned property owners owning 9 properties:

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



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:

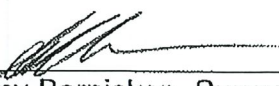
Commencing at a 5/8" iron pin set at the southeast corner of Lot 163 (Central Ohio Farmers Co-op, Inc., D.V. 1263, Pg. 198), in the north right of way line of South Alley (12'), in the west right of way line of South Lewis Street (40'), and being the northeast corner and beginning point of the tract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

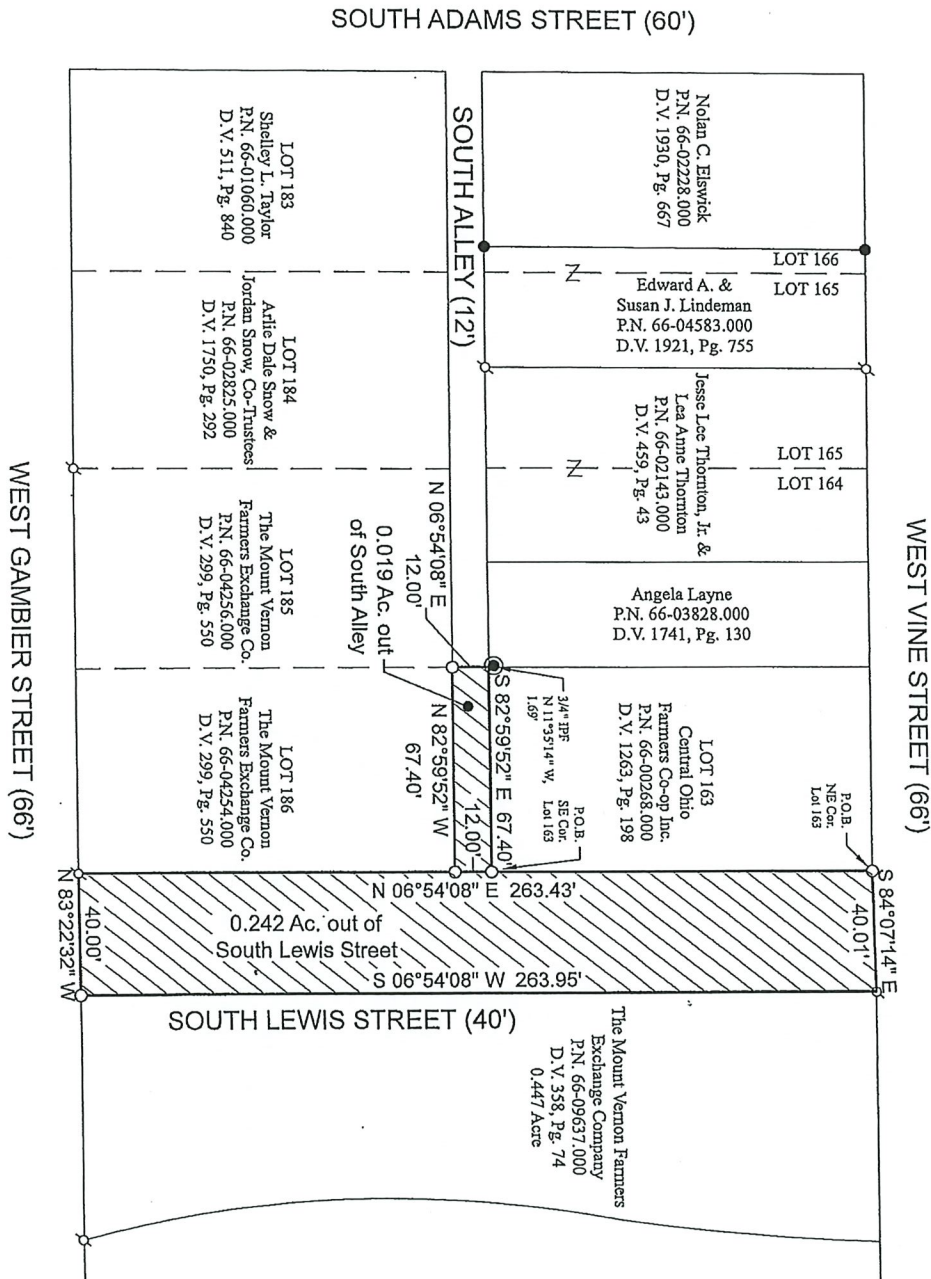
- Iron Pin Set (5/8" x 30")
- Capped "Tracy & Mills"
- 5/8" Iron Pin Found
- 3/4" Iron Pin Found
- 1/2" Iron Pipe Found

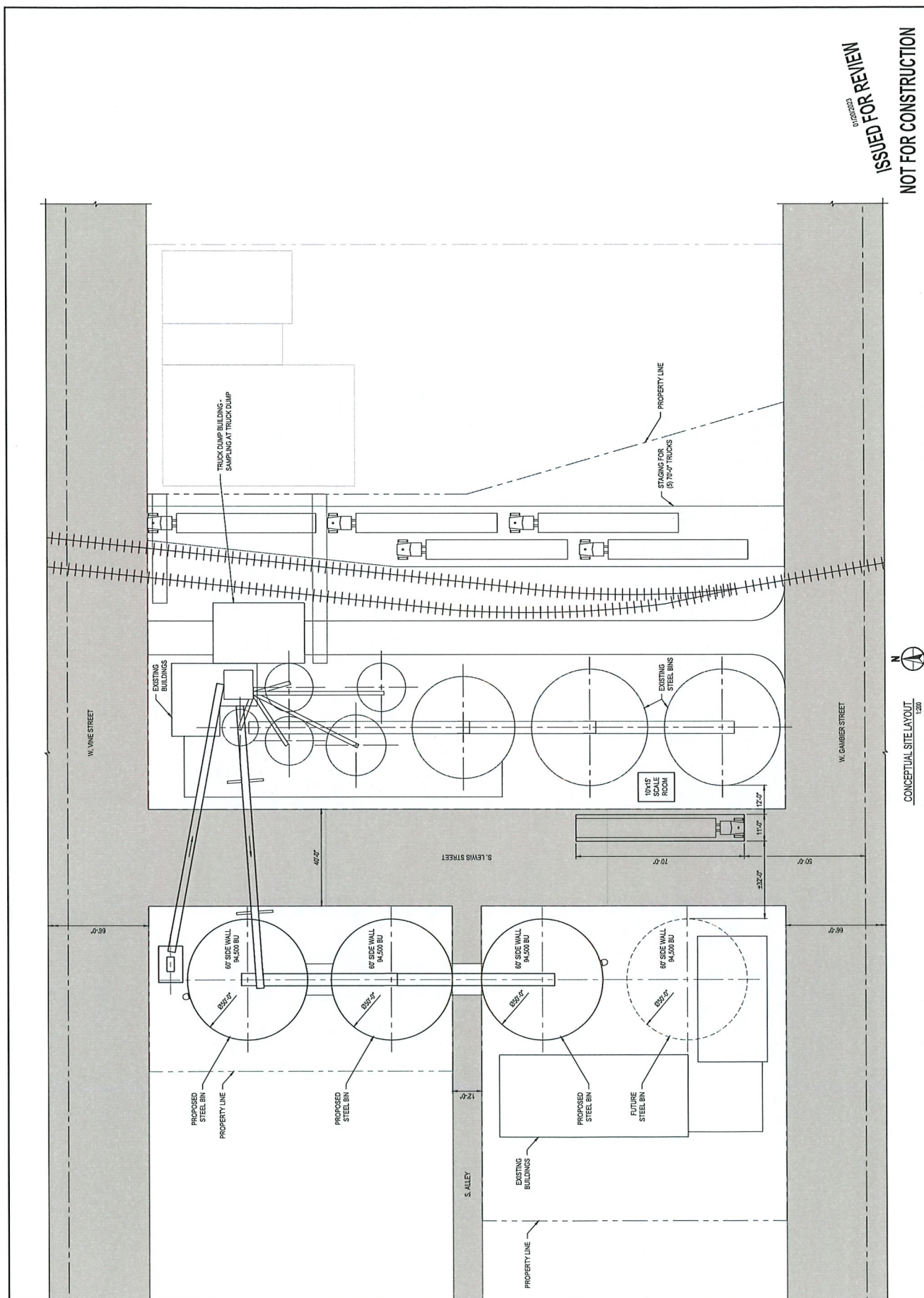


CERTIFICATION:

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







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.

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

Price explained this request to rezone from R-2 to GB concerns the lot on the West side of Lewis Street. There used to be a house on the property that they tore down. It has served as a parking lot for them for approximately 3 years. He didn't realize the zoning was an issued until discussions with Blankenhorn about expansion.

There was no further testimony.

Warga made a motion to recommend to City council the zoning amendment from R-2 to GB.

RESULT: **RECOMMEND [UNANIMOUS]**
MOVER: Julia Warga, Member
SECONDER: Jason West, Al. Member
AYES: Matthew T. Starr, Austin Swallow, Julia Warga, Jason West
EXCUSED: Richard Dzik, Todd Hawkins, Eric Diehl



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)



1 inch = 100 feet
1 inch = 0.019 miles

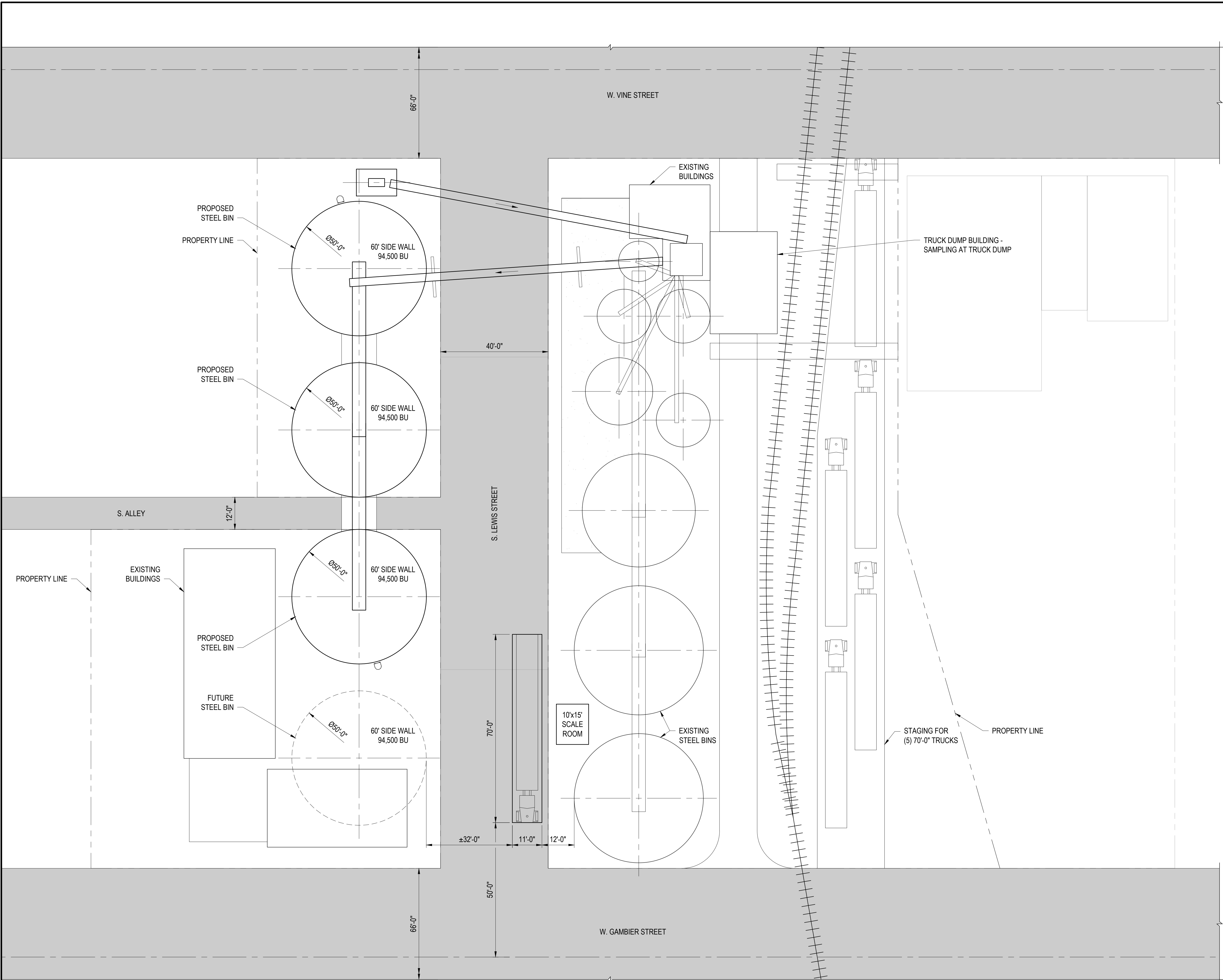
Packet Pg. 16

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

COMMENTS - Current Meeting:

Blankenhorn introduced the case. 2023-MPC-15 apply City zoning to annexed parcels. She explained this involves 4 separate parcels: 70-00366.005; 70-00366.004 both on Norton Street; 70-00366.003; and 70-00366.002 both on West Gambier Street behind the former Glass Garden Greenhouse. There are 2 parcels right along West Gambier Street that are already GB. She is recommending the annexed parcels be zoned to match the adjoining parcels. The Norton Street parcels have 2 different zoning designations from Clinton Township, RRA which she believes is an agricultural designation and the larger parcel is zoned GB. She is recommending both parcels be assigned City GB zoning.

Ramser (sworn in) explained he owned or was associated with all four of these properties when they were annexed. He is the president of Ohio Cumberland Gas, owner of the larger parcel on Norton Street. He is the owner of Knox County Properties, the owner of the smaller parcel on Norton Street. At the time of annexation, he owned the subject properties on West Gambier Street and has since transferred them to his sister Susan. The properties were annexed to help

with jurisdiction and law enforcement coverage by the City Police instead of the County Sherriff. He is in agreement with the recommendation of GB zoning.

Starr clarified that this is a housekeeping procedure. Blankenhorn said yes, this is part of the process of annexation. It probably should have been done sooner.

Blankenhorn explained the mailed notifications were sent out late. There was a newspaper publication on April 29, 2023. One recipient of the mailed notification emailed on the day of the hearing wanting to know what the plans were for the property on West Gambier Street. Blankenhorn explained to them that there were no submitted plans at this time, that this request for rezoning is part of the process of annexation. The inquirer confirmed receipt of the explanation.

Swallow made a motion to recommend to Council the change in zoning to GB.

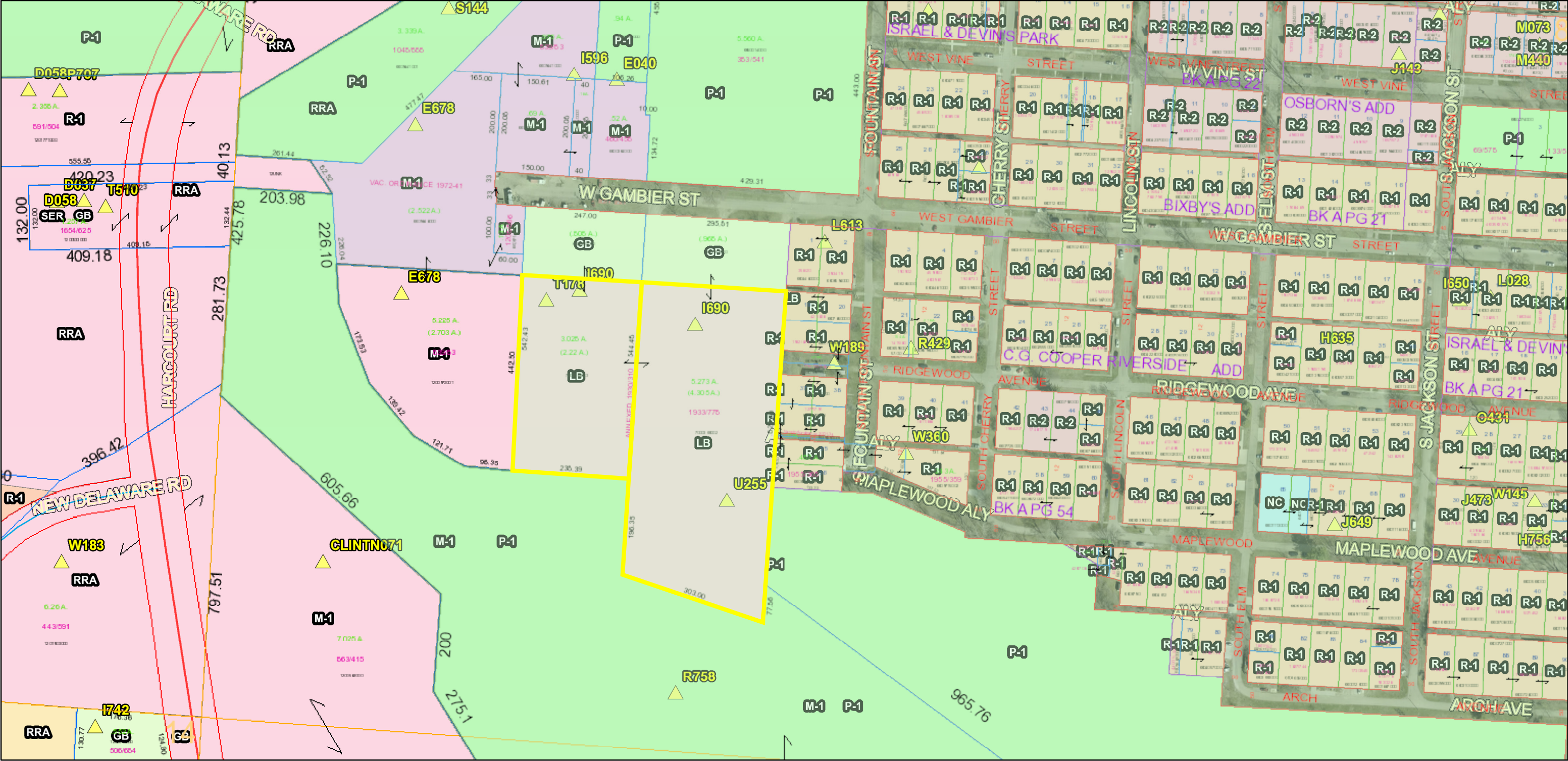
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SECONDER:	Julia Warga, Member
AYES:	Matthew T. Starr, Austin Swallow, Julia Warga, Jason West
EXCUSED:	Richard Dzik, Todd Hawkins, Eric Diehl



1 inch = 200 feet
1 inch = 0.038 miles

Copyright 2020 Knox County, Ohio and Bruce Harri

West Gambier Street Area Zoning



April 20, 2023

- 1 inch -
Scale - 1:2,400
1 inch = 200 feet
1 inch = 0.038 miles

Knox County, OH; Bruce Harris & Associates