



Municipal Planning Commission

June 10, 2021

Regular Meeting

Agenda

4:30 PM

ZOOM TELECONFERENCE

This will be an IN PERSON PUBLIC HEARING in Council Chambers. Due to extenuating circumstances, there was a request for a teleconference option. A conference call via Zoom will be established with the applicant(s) in Council Chambers for the Commission to communicate.

Join Zoom Meeting:

Dial by phone: +1 929 205 6099

Meeting ID: **864 7955 9749**

Passcode: **720034**

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

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - May 13, 2021 4:00 PM

MPC ITEMS

- 2020-MPC-09 : Poplar Street - Vacate 336' X 70' Platted, Undeveloped Portion
- 2021-MPC-07 : Maplewood Avenue Parcels #66-01113.000; 66-01115.000; 66-01114.000; 66-01116.000; 66-01117.000; 66-01118.000 - Update Zoning District from NC & R-1 to R-3

ADJOURN AT THE CALL OF THE CHAIRMAN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 06/10/21 4:30 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 2148)

DOC ID: 2148

2020-MPC-09 : POPLAR STREET - VACATE 336' X 70' PLATTED, UNDEVELOPED PORTION

Description of Request: A petition to vacate a 36.08' x 70' section of platted, undeveloped Poplar Street was submitted to City Council. City Council, Streets Committee Chair, Julia Warga, referred this request to the MPC for review and a recommendation.

Per Codified Ordinance 1155.03(d)(1) the Planning Commission shall review proposed amendments to the Zoning District Map and make recommendations to Council.

UPDATE: Survey added for 5/13/2021 Meeting

HISTORY:

07/09/20

Municipal Planning Commission TABLE

Next: 05/13/21

John Burns (sworn in) explained his request to have 70 feet of the end of platted but undeveloped Poplar Street vacated. He would like to possibly build a garage on the property labeled as 56 Poplar Street and to potentially cut down on the transient activities of the homeless. They aren't sure what they can do with the property.

Mr. Broeren asked Mr. Burns if he provided a legal description of what he would like to have vacated. He had not.

Mr. Starr asked about the 6 signatures that were submitted and if anyone else needed to be notified. Mr. Burns had dropped off 2 more signatures prior to the meeting.

Mr. Hillier asked Mr. Ball if there is a drainage ditch and a manhole in the area to be vacated. Mr. Ball said there is a drainage ditch that follows the existing right of way and there is a smaller stream that goes across Mr. Burns' newly acquired property (56 Poplar ST) - which is where the platted alley and Poplar Street meet. The manhole is not in the area requested to be vacated.

Mr. Broeren said we don't know exactly what he is requesting without a legal description.

Mr. Swallow moved to table the request and Mr. Drews seconded it. Mr. Burns was instructed to work with Brian and Lacie in the Engineering Office to obtain what is needed.

Mr. Drews asked about Mr. Burns' motivation behind the request and also would like more information about what is happening with the homeless activity.

The vote was AIF to table the request.

05/13/21

Municipal Planning Commission TABLE

Next: 06/10/21

Mr. Burns was not in attendance. The Commission opted to table the request until he is available to participate in the discussion.

Motion to table by Mr. Swallow; Mr. Drews seconded; voting: AIF.

Petition Page 1 of 5 Pages

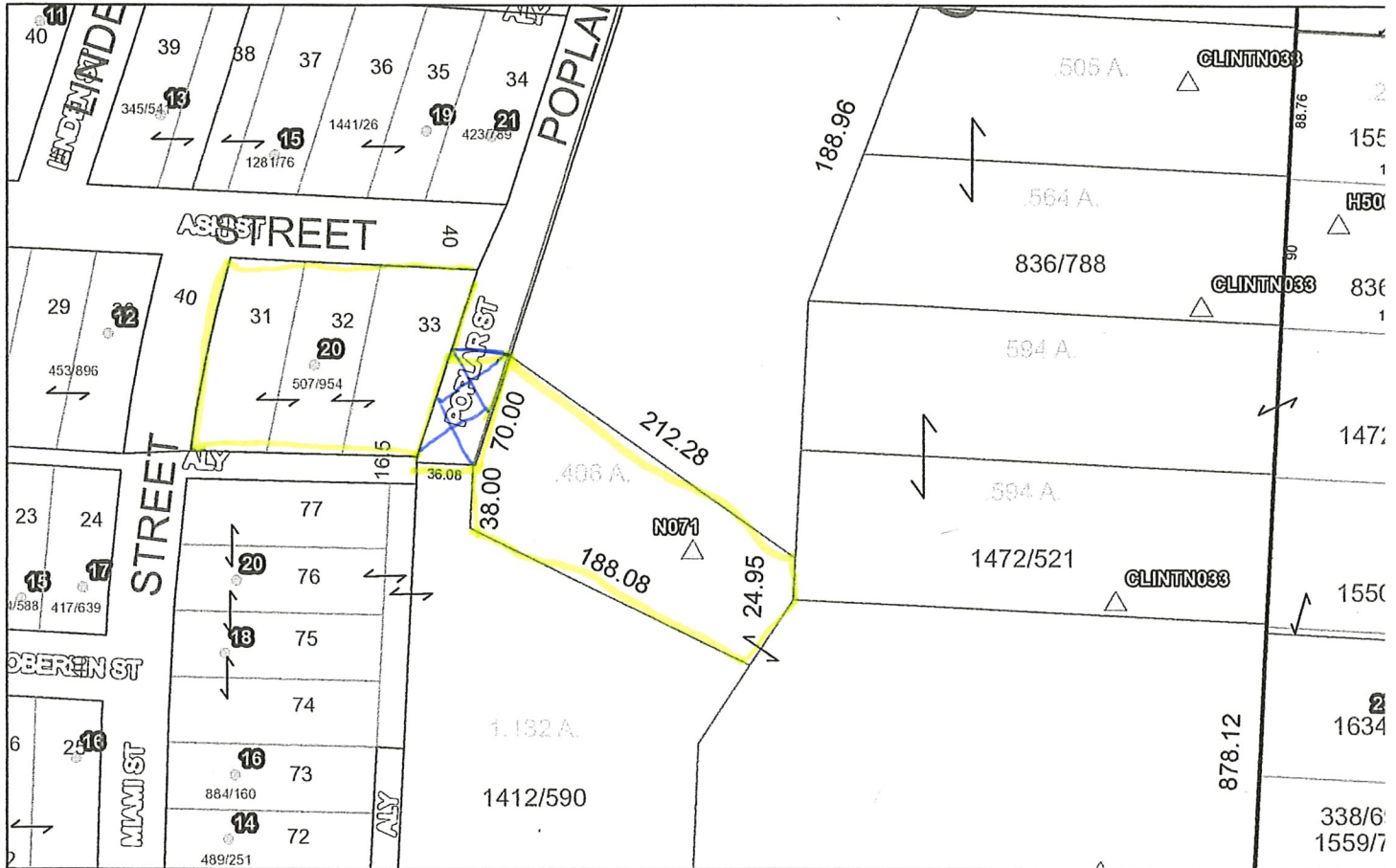
Mount Vernon, Ohio

Date: 5-14-2020

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

We, the undersigned property owners, owning property on (address) 20 ASH ST, 0 MIAMI ST.
 Respectfully petition your honorable body to pass the necessary legislation to _____

Name	Address	Phone
1. JOHN BURNS	20 ASH ST	740-501-3157
2. John B. 2	5-14-2020	
3. Lynda Gamates	20 ASH ST	740 208-8434
4. Linda Senales	5-14-2020	
5. Debra Canoy	20 Ash St.	503-979-9210
6. Debra Canoy	5-14-2020	
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		



September 7, 2019

0 45 90 180 ft
0 12.5 25 50 m
1:1,000
Knox County, OH; Bruce Harris & Associates

Copyright 2017 Knox County, Ohio and Bruce Harris and Associates

ALY 36.08' X 70' TO BE CLOSED

Attachment: 2020-MPC-09 Application Packet (2148 : 2020-Mpc-09)

TRANSFERRED
SEE SEC. 319.54 4.50
SEC. 319.202 R.C. COMPLIED WITH

MAR 13 2020

JONETTE CURRY
KNOX COUNTY, OHIO
NO 459 BY SH



Doc ID: 003990280003 Type: OFF
Kind: DEED
Recorded: 03/13/2020 at 12:57:35 PM
Fee Amt: \$42.00 Page 1 of 3
Knox Ohio
John Lybarger County Recorder
File# 2020-00002005

BK 1768 PG 134-136

WARRANTY DEED - SURVIVORSHIP
Semi-Clever Software, Ltd.

Know all Men by these Presents

That Kimberly N. Jennings, nka Kimberly N. Thomas, Married, for valuable consideration paid, hereby grants, bargains, sells, and conveys, with General Warranty Covenants, to John Burns, Single, and Debra Canoy, Single, and Linda Gonzales, Single, for their joint lives, remainder to the survivor of them, whose tax mailing address is: 20 Ash Street, Mount Vernon, Ohio 43050, the following real property, situated in the City of Mount Vernon, County of Knox, and State of Ohio, to-wit:

Being situated in Quarter Township 1, Township 6, Range 13, United States Military Lands, Clinton Township, City of Mount Vernon, Knox County, State of Ohio and being part of that land of record in Deed Volume 276, Page 595, in the Knox County Recorder's Office and being more particularly described as follows:

Beginning at a stone found at the southeast corner of Fairfax Addition as recorded in Plat Cabinet A, Slot 100, in the Knox County Recorders Office;

thence from the place of beginning North 17 deg. 37' 52" East along the east line of Poplar Street a distance of 70.00 feet to a 3/4 inch iron pipe set;

thence South 54 deg. 32' 37" East a distance of 212.28 feet to a 3/4 inch iron pipe set;

thence South 02 deg. 57' 19" West along the westerly boundary of Armond Jules and Marilyn Bernard (D.V. 362, P. 606) a distance of 24.95 feet to an iron pipe found;

thence South 33 deg. 19' 50" West a distance of 47.44 feet to an iron pipe found;

Deed - Jennings to Burns, Canoy, and Gonzales - Page 2

thence North 63 deg. 48' 00" West along the northerly boundary of Willis V. and Helen L. Wolfe (D.V. 362, P. 379) a distance of 188.08 feet to an iron pipe found;

thence North 03 deg. 00' 10" East along the easterly boundary of said Wolfe a distance of 38.00 feet to the place of beginning – containing 0.406 acres, more or less.

The above tract of land was surveyed by me, Samuel W. Vance, Registered Surveyor No. 6553 in August 1995. Bearing basis from Survey File 33. All pins set are 3/4 inch by 30 inch iron pipe with plastic cap stamped "Vance 6553".

Parcel Number: 66-09399-001

DESCRIPTION
APPROVED
CAMERON KEATON
KNOX COUNTY ENGINEER



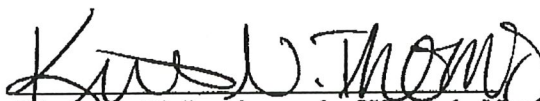
Subject to building restrictions, zoning restrictions, leases and easements of record, taxes and assessments which are a lien, and determination by the Tax Map Department of the Knox County Engineer's Office and the Knox County Regional Planning Commission.

Taxes shall be pro-rated to the date of closing.

Prior Instrument Reference: Official Record Volume 1423, Page 784.

Levi Thomas, Husband of Grantor Kimberly N. Jennings, nka Kimberly N. Thomas, hereby releases all rights of dower in the above described real property.

Executed this 12 day of March, 2020.


Kimberly N. Jennings, nka Kimberly N.
Thomas

Levi Thomas

Deed - Jennings to Burns, Canoy, and Gonzales - Page 3

State of Ohio

ss.

Knox County

Before me, a Notary Public in and for the County and State aforesaid, personally appeared the above named Kimberly N. Jennings, nka Kimberly N. Thomas, and Levi Thomas who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Mount Vernon, Ohio this 12th day of March, 2020.



PAUL S BROWN
Notary Public
In and for the State of Ohio
My Commission Expires
October 12, 2020

Paul S Brown

Notary Public

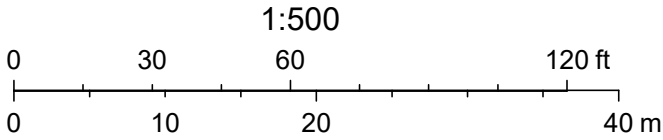
This Instrument Prepared By: Kenneth E. Lane, Attorney at Law, Mount Vernon, Ohio

Attachment: 2020-MPC-09 Application Packet (2148 : 2020-Mpc-09)

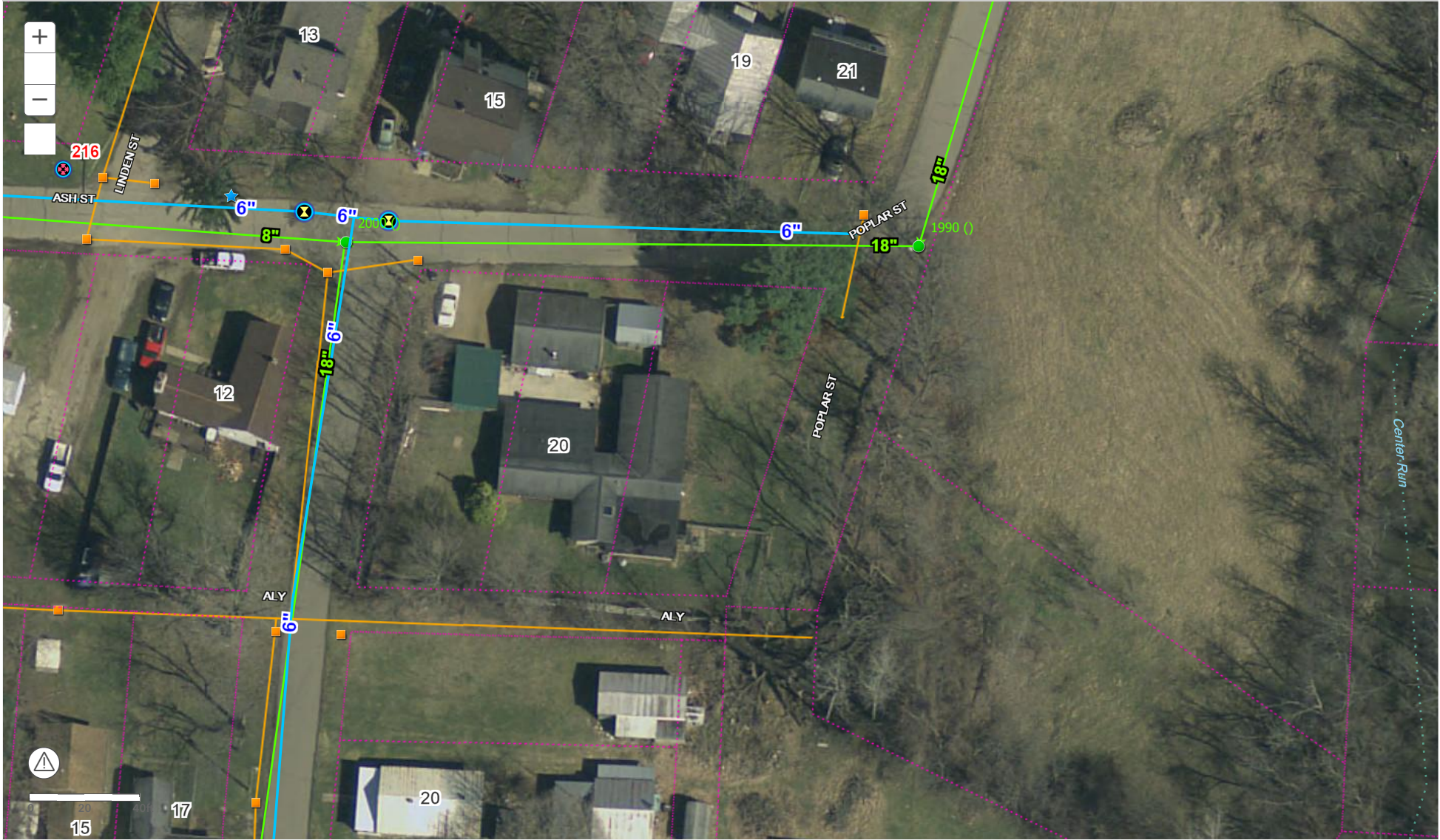


June 26, 2020

- Search Results
- State Route
- US Route
- Survey Points
- Centerline
- Township Road
- Address Points
- County Road



Knox County, OH; Bruce Harris & Associates



Attachment: All City Utilities Aerial (2148 : 2020-Mpc-09)

VANCE SURVEYING LTD.

15071 HYATT ROAD

MOUNT VERNON, OHIO 43050

PH. (740) 397-6296

FAX (740) 397-6032

vancesurveying@gmail.com

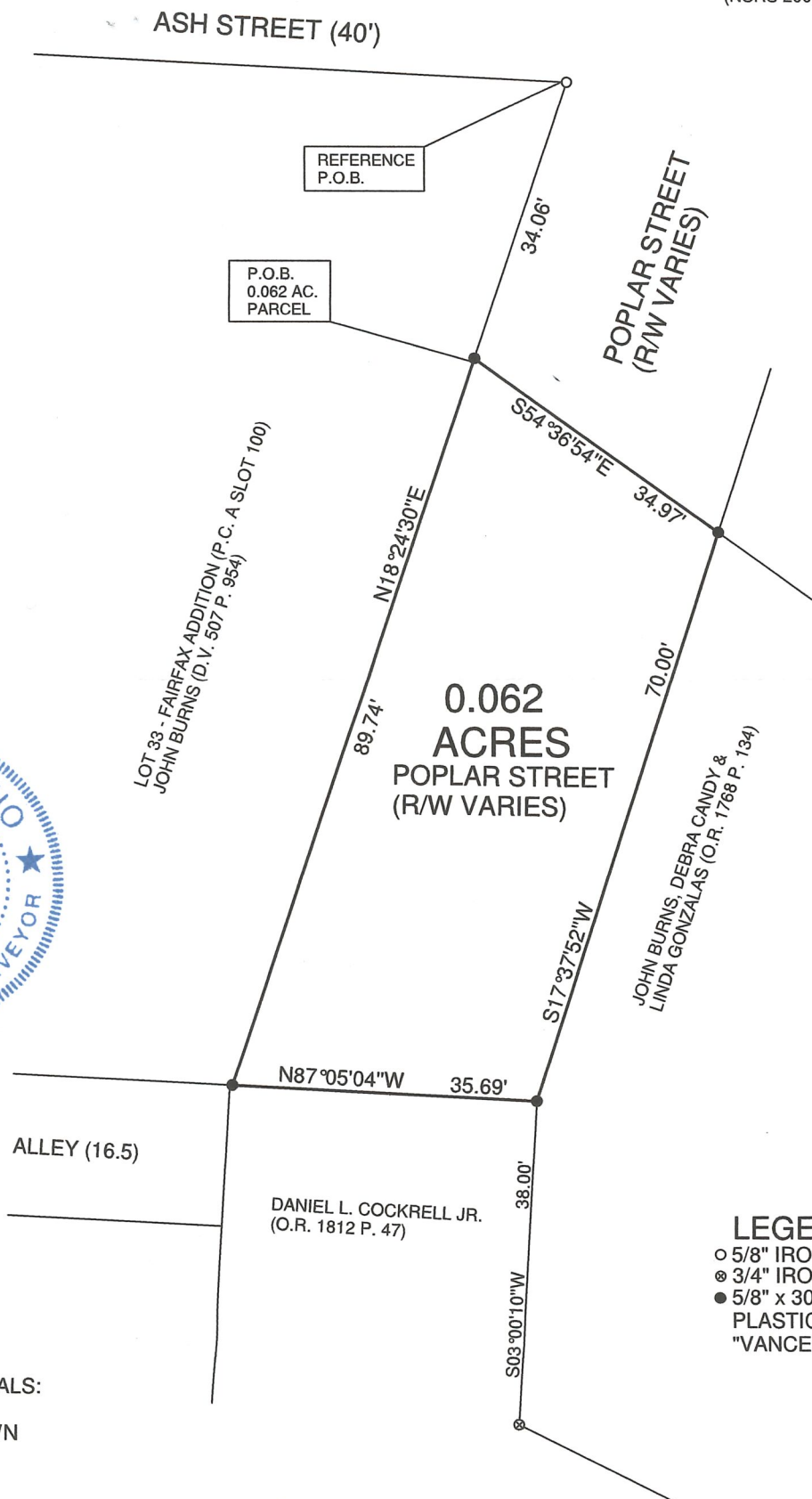
4.1.d

SURVEY FOR
JOHN BURNS
RANGE 13W, TOWNSHIP 6N, QUARTER TOWNSHIP 1, USML,
CITY OF MOUNT VERNON, KNOX COUNTY, STATE OF OHIO

SCALE: 1" = 20'
0' 10' 20' 40'



BEARING BASIS: OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE
AND NORTH AMERICAN DATUM OF 1983
(NSRS 2007)



REFERENCE MATERIALS:
KNOX COUNTY GIS
ALL DEEDS AS SHOWN
SURVEY N-071
SURVEY FILE 33
SURVEY FILE 79

LEGEND

- 5/8" IRON PIN FOUND
- ⊗ 3/4" IRON PIPE FOUND
- 5/8" x 30" IRON PIN SET W/
PLASTIC CAP STAMPED
"VANCE 7922"

CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED
FROM ACTUAL FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER 4733-37, OHI
ADMINISTRATIVE CODE.

Samuel R. Vance

SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

APRIL 2 2021

DRAWN BY: SRV

Packet Pg. 11

Attachment: Survey - Poplar ST requested vacation (2148 : 2020-Mpc-09)

VANCE SURVEYING**15071 HYATT ROAD
MOUNT VERNON, OHIO 43050****PH. (740)397-6296****FAX (740) 397-6032****0.062 ACRES**

Being situated in Range thirteen (13) West, Township six (6) North, Quarter Township one (1), United States Military Lands, City of Mount Vernon, Knox County, State of Ohio. Being part of Poplar Street in City of Mount Vernon and being more particularly described as follows;

Beginning for reference at a 5/8 inch iron pin found at the northeast corner of Lot 33- Fairfax Addition (Plat Cabinet A Slot 100), also being the intersection of the south line of Ash Street (40' R/W) and the west line of Poplar Street (R/W varies); thence South 18 degrees 24 minutes 30 seconds West along the west line of Poplar Street, the east line of Lot 33 – Fairfax Addition, a distance of 34.06 feet to a 5/8 inch iron pin set and being the true place of beginning;

Thence from the true place of beginning South 54 degrees 36 minutes 54 seconds East across Poplar Street a distance of 34.97 feet to a 5/8 inch iron pin set;

Thence South 17 degrees 37 minutes 52 seconds West along the westerly boundary of John Burns, Debra candy & Linda Gonzalas (O.R. 1768 P. 134) a distance of 70.00 feet to a 5/8 inch iron pin set;

Thence North 87 degrees 05 minutes 04 seconds West along the northerly boundary of Daniel L. Cockrell, Jr. (O.R. 1812 P. 47) a distance of 35.69 feet to a 5/8 inch iron pin set;

Thence North 18 degrees 24 minutes 30 seconds East along the west line of Poplar Street, the east line of Lot 33- Fairfax Addition, also being the easterly boundary of John Burns (D.V. 507 P. 954), a distance of 89.74 feet to the place of beginning - containing 0.062 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in April, 2021. Bearings basis: Ohio State Plane Coordinates, North Zone and North American datum of 1983 (NSRS 2007). All pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 7922"

Samuel R. Vance
Registered Surveyor No. 7922

April 2, 2021



Attachment: Survey - Poplar ST requested vacation (2148 : 2020-Mpc-09)



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 06/10/21 4:30 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: Planning and Zoning

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

MPC ITEM (ID # 2338)

DOC ID: 2338

2021-MPC-07 : MAPLEWOOD AVENUE PARCELS #66-01113.000; 66-01115.000; 66-01114.000; 66-01116.000; 66-01117.000; 66-01118.000 - UPDATE ZONING DISTRICT FROM NC & R-1 TO R-3

Per Codified Ordinance 1156.01(c) an application to amend the zoning district(s) has been submitted for review by the Municipal Planning Commission.

Description of Request: Andrew Loudermilk requests the zoning district designation of NC Neighborhood Commercial District and R-1 Single Family District be amended to R-3 Multiple Family District for the 6 parcels he owns along Maplewood AVE between S Jackson ST and S Elm ST. There are currently 4 structures spanning the 5 parcels.

2 structures set on the 2 parcels zoned NC and 2 structures span the remaining 4 parcels zoned R-1.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone 305. S. JACKSON ST. (740)504 3321			
ANDREW LOUDERMILK MT. VERNON, OH 43050			
Agent's Name, Address and Phone			
<i>Site Information</i>			
Site Address 305 S. JACKSON ST. , 307 MAPLEWOOD AVE.		Legal Description RIVERSIDE 65-69	
Parcel Number 66-0113.000 , 66-0115.000 , 66-0114.000 , 66-0116.000 , 66-0117.000 , 66-0118.000		Deed Volume and Page Number VOL. 1563 PAGE 59R-602	
<i>Use of Property</i>			
Present Use R1 , R1, VACANT		Present Zoning District NC , R-1	
Proposed Use R-3 6 TOTAL UNITS IN 2 BUILDINGS, 3 EACH		Proposed Zoning District R-3	
<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: 4-17-21 By: Andrew Loudermilk			
<i>Filing Information</i>			
Filing Date 5/13/2021	Fee deposit \$150.00	Date Paid 5/13/21	Receipt Number 00342 1-369

This form revised 3-9-2006

Attachment: APP - MPC - MPC - Maplewood Ave, 305-307 - zoning amendment (2338 : 2021-Mpc-07)



City of Mount Vernon, Ohio

Application for Zoning Amendment
Additional Petitioners

<i>Applicant's Information</i>	
Owner's Name, Address and Phone	209 MAPLEWOOD AVE. SCOTT THOMPSON, Scott Thompson
Owner's Name, Address and Phone	Nick Brown 212 N. Gay Mt. Vernon OH 740-507-9900
Owner's Name, Address and Phone	Rick Nichols 501 Maplewood Ave, Mt Vernon OH 740-507-2211
Owner's Name, Address and Phone	Jerry Cline 3085 ELM ST MT Vernon OH 614-813-1098
Owner's Name, Address and Phone	DAVE CROWTHERS 300 MAPLEWOOD AVE, 740 504 6283
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	

This form revised 3-9-2006

Attachment: APP - MPC - MPC - Maplewood AVE, 305-307 - zoning amendment (2338 : 2021-Mpc-07)



City of Mount Vernon, Ohio

Application for Zoning Amendment
Additional Petitioners

Applicant's Information	
Owner's Name, Address and Phone	SCOTT THOMPSON, 209 MAPLEWOOD AVE. 740-507-9900
Owner's Name, Address and Phone	Nick Brown 212 N. Gay Mt. Vernon OH 740-507-2211
Owner's Name, Address and Phone	Rich Nichols 501 Maplewood Ave, Mt Vernon OH 740-507-2211
Owner's Name, Address and Phone	Jerry Cline 3085 ELM ST MT Vernon OH 614-813-1098
Owner's Name, Address and Phone	DAVE CROWTHERS 300 MAPLEWOOD AVE. 740 504 628
Owner's Name, Address and Phone	John Higgins 302 Ridgewood Ave 740 398 218
Owner's Name, Address and Phone	Bill Daley 609 N Gay ST 740-985-6866
Owner's Name, Address and Phone	Nancy A. Black 405 S. Jackson St 740-392 4186
Owner's Name, Address and Phone	Max M. Kley 300 Ridgewood Ave 740-627 6510
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	
Owner's Name, Address and Phone	

This form revised 3-9-2006

Attachment: APP - MPC - MPC - Maplewood AVE, 305-307 - zoning amendment (2338 : 2021-Mpc-07)

PARCELS: 66-D1113.000, 66-01115.000,
66-01114.000, 66-01116.000, 66-01117.000,
66-01118.000

4.2.a

4-17-21

SQUARE FOOTAGE DETAIL

R-3 CODE 1162.02 RESPONSE:

TOTAL APPROXIMATE LOT SQ. FT. = 36,720

TOTAL BUILDING SQ. FT. = 10,591

BLDG1 7200

BLDG2 651

BLDG3 2776

TOTAL 10591

= 26,129 SQ. FT.
(LOT MINUS BUILDING)

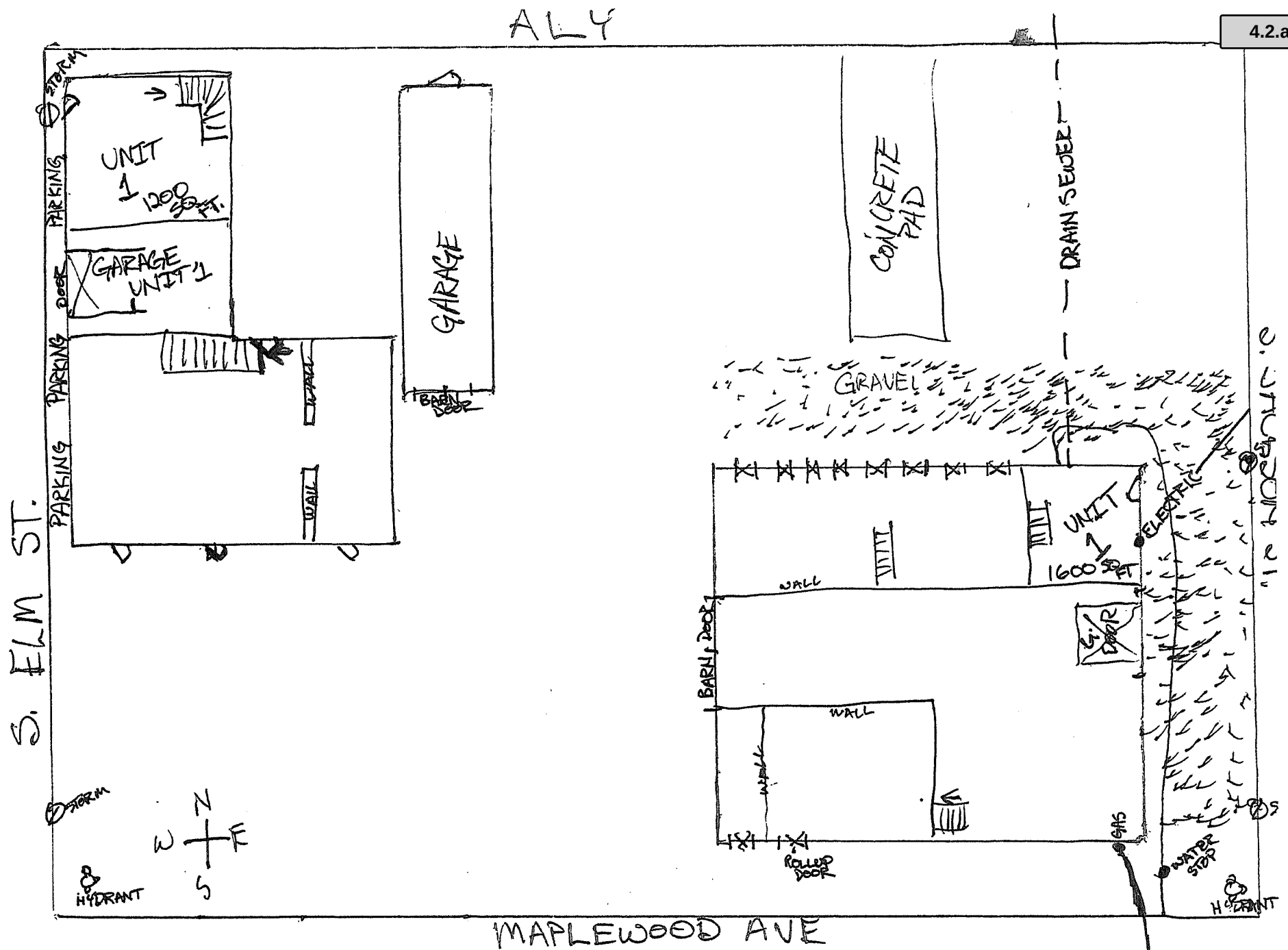
REQUIRED 3600 SQ. FT. LOT SPACE EACH,
FOR 6 PROPOSED UNITS =

21,600
REQUIRE

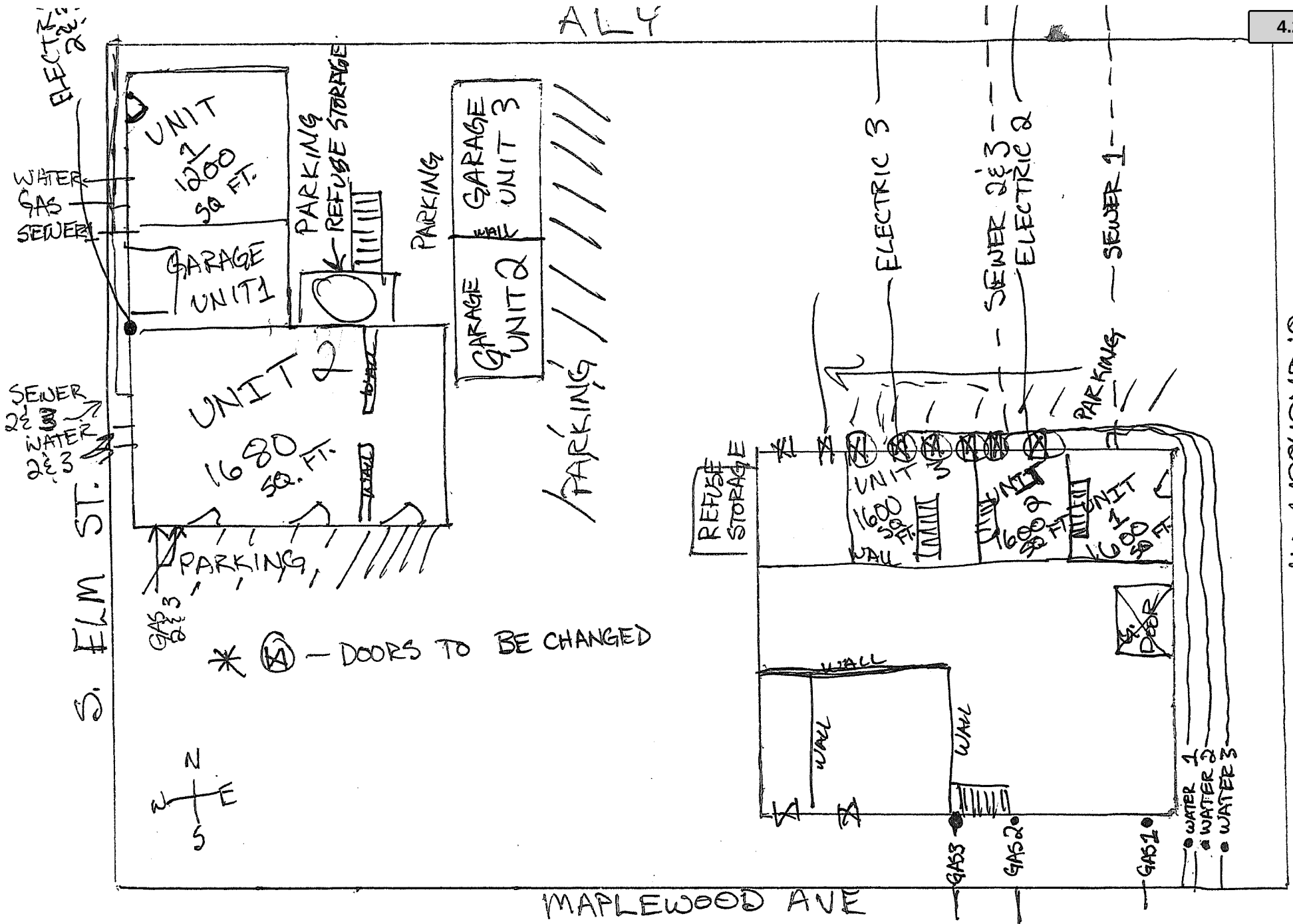
EXTRA LOT SPACE = 4529 SQ. FT.

MORE THAN ENOUGH PARKING
AND ROOM FOR COMMUNAL YARD

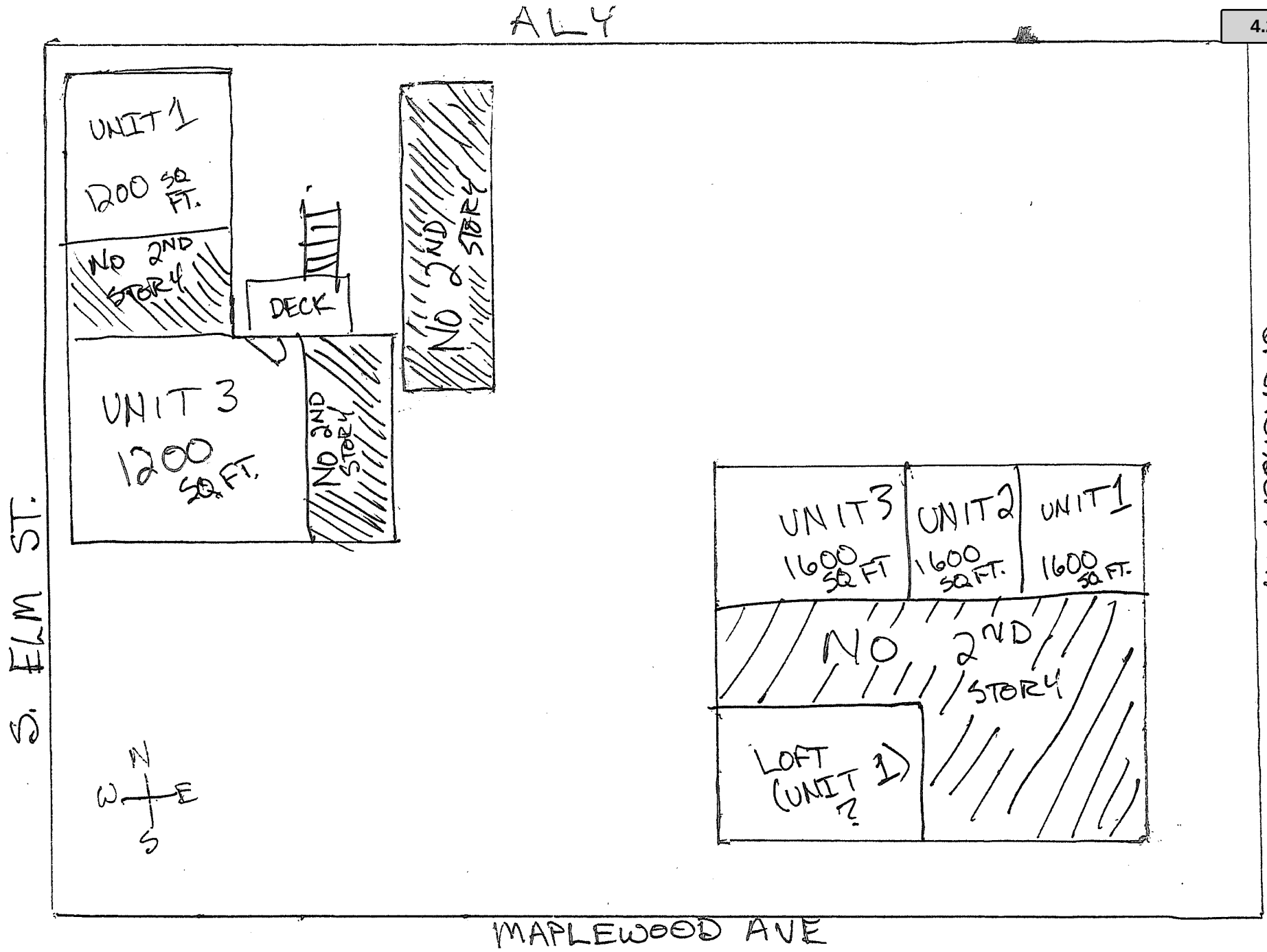
Attachment: APP - MPC - MPC - Maplewood AVE, 305-307 - zoning amendment (2338 : 2021-Mpc-07)



PARCEL#s: 66-0113.000, 66-0115.000,	DATE: 4-17-21 PAGE 1 OF 3
66-0114.000, 66-0116.000, 66-0117.000,	NOT TO SCALE
66-0118.000	EXISTING GROUND FLOOR



PARCEL #'S: 66-01113.000, 66-01115.000,	DATE: 4-17-21	PAGE 2 OF 3
66-01114.000, 66-01116.000, 66-01117.000,	NOT TO SCALE	
66-01118.000	PROPOSED GROUND FLOOR	



Attachment: APP - MPC - Maplewood AVE, 305-307 - zoning amendment (2338 : 2021-Mpc-07)

PARCEL #'S: 66-01113.000, 66-01115.000,	DATE: 4-17-21	PAGE 3 OF 3
66-01114.000, 66-01116.000, 66-01117.000,	NOT TO SCALE	
66-01118.000	PROPOSED 2ND STORY	

I make the argument to change these parcels to r3 primarily because of the size of the buildings. Additionally, we need more housing in Mount Vernon. I have worked tirelessly on this property since I purchased it in March of 2020. After living in the area for that amount of time, it became clear that it really is a nice, quiet neighborhood, with plenty of room for more dwelling units in my buildings. After careful consideration, that seems to be the best possible use for them, as most of the area inside of them are currently empty and need renovation. With the cost of renovations rising and the price of housing spinning out of control, the heat is on. This area is in a flood plain which produces a glass ceiling on the value of single family dwellings. Flood insurance is ridiculously costly which puts a handicap on potential values. With that said, I prefer to know which direction of renovation to go, before wasting time and money heading in the wrong direction. For these reasons, I ask that this be carefully considered, despite the fact that I have not really had time to develop a reputation as a property investor who cares about Mount Vernon, and isn't just looking for a quick buck.











4.2.h



Attachment: 162092895188520210513_135831 (2338 :

Packet Pg. 27

4.2.i



Attachment: 162092895454620210513_140046 (2338 :

4.2.j



Attachment: 162092895716820210513_140007 (2338 :

4.2.k



Attachment: 162092895980920210513_135902 (2338 :

Packet Pg. 30