



Municipal Planning Commission

June 10, 2021

Regular Meeting

Minutes

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

Attendee Name	Title	Status	Arrived
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	Remote	

Others in attendance: Lacie Blankenhorn, City Development Services Manager; P. Rob. Broeren, City Law Director; Michael P. Brooks; Michael W. Brooks; Don Carr; Emma Davis; Mike Hillier; Greg Lonergan (via Zoom); Valene Thayer; Stacey Varner

MINUTES APPROVAL

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

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

MPC ITEMS

- 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

Development Services Manager, Lacie Blankenhorn introduced the second case on the agenda: 2021-MPC-07: Maplewood AVE Parcel #66-01113.000; 66-01115.000; 66-01114.000; 66-01116.000; 66-01117.000; and 66-01118.000 request to update the zoning district from Neighborhood Commercial and R-1 Single Family District to R-3 Multiple Family District.

Andrew Loudermilk (sworn in) - explained what he would like to do. There are 3 total buildings on 6 parcels. Square footage calculations were submitted showing there is enough property to satisfy Code requirements. 2 buildings are setting at 70% vacancy. The buildings are built very well and he proposes they would be able to be turned into 2 3-unit buildings. 6 total units. He proposes in the Jackson ST building to have 2 additional units put in on the North side length of the building. The Elm ST building would have a third unit upstairs. Unit 2 would be the downstairs. He proposes this because the buildings are built very well; the structure is amazing. He recently painted the larger building. There are plans for the Maplewood AVE building to get rid of the vinyl siding, dress it up, spruce it up. He would like to do stucco, but he hasn't looked into the price yet. It has been neglected for quite a few years. I would safely house more people than it does. He can't think of another use that it could be used for. It is not a very truck friendly area. Freight is out of the question. The other building isn't set up to have freight move in and out. It was built as a store of some sort. Access is minimal on these buildings. He has brainstormed on what can be done with the property for over a year.

Mr. Dzik asked about the 70% occupancy; is someone living there or how are they being utilized currently. Mr. Loudermilk said the Maplewood building has a tenant and he lives in the other building. There are rented storage units where you see the garage doors. The main area of larger building is not really taken up by that very much. The south section of the building at 307 Maplewood is completely empty. It needs extensive renovation, not matter what is to be done with it. Living quarters seems like the best possible use of space considering that building is around 4,200 square feet. It is a large building to try to turn into a single-family dwelling.

Mr. Swallow clarified that the more commercial building has some storage units in it now and that Mr. Loudermilk wants to put apartments in it, in addition to the storage units. Mr. Loudermilk said he wants to remodel it so that it is not storing things any more. The space that the storage units are using would be part of the proposed living quarters. It would not be used for storage units and apartments. The livable units would replace the storage units. He hasn't settled on a design. There is room for a loft. There is a possibility that 2 of the storage units could be retained.

Mr. Swallow asked if they would be rented to the tenants or to others. Mr. Loudermilk said it's hard to say, but likely they would be rented to others. It is a niche area. He does not want the buildings to set empty.

Michael P. Brooks (sworn in) 8770 Gregg RD, Fredericktown - said he attended the Zoom meeting April 7 (Board of Zoning Appeals) that was held (to obtain a Conditional Use Permit for R-3) to change the zoning to R-3. Mr. Brooks said there is no R-3 down there. There is only single dwelling homes. That keeps the neighborhood a lot nicer, a lot safer, keeps the riffraff out. When you start bringing in multiple units and multiple people, who's to keep everybody else with a 2-story house from changing their zoning and putting an upstairs apartment in and bringing people in and out. He said he doesn't like the idea and it doesn't seem appropriate to keep a nice neighborhood. He wants to see it stay R-1 residential.

Michael W. Brooks (sworn in) 307 Maplewood AVE, explained he is Michael P. Brooks' father. Changing the current R-1, NC zoning of this property would allow residential development multi family housing and other possible approved use such as rooming houses. R-3 zoning brings more traffic to the neighborhood. Spot zoning will negatively impacts the single family character of this quiet neighborhood. So I urge our City leaders to deny the 2021-MPC-07 request.

Don Carr (sworn in) 4 Upland Terrace - read a written statement. Speaking as a Mount Vernon resident, reading from the Mount Vernon Zoning Code: 1151.02, the purchase of the zoning ordinance is to promote and uphold the public health, safety, general welfare and morals of the City through the regulation of the use of land and of the type, size and use of structures. Ensure and encourage the proper use of land to stabilize and preserve property values. Facilitate development of land uses according to a comprehensive design. He related some history to the Commission regarding the April 7 Board of Zoning Appeals hearing. That Board, made up of 5 Mount Vernon citizens unanimously voted to permit a limited Conditional Use variance for the 307 Maplewood AVE property, located in a Neighborhood Commercial District. The variance allowed the building to be used for single family use. He guesses a small retail convenience store or service related business was located on that single parcel that probably supported community residents and the neighborhood back in the 1950's or earlier. He said the larger warehouse on the R-1 parcel at 305 S Jackson was built in 1953, something that would not be currently allowed in R-1. Based on testimony given and information presented to the BZA and with the unanimous vote he believes establishes the importance of keeping the identity of that neighborhood as an R-1 Single Family District. Based on the minutes of the BZA Meeting property owner Valene Thayer sent a letter of disapproval of the multi family variance requested by the 307 Maplewood property owner. Michael Brooks, who also spoke here today, spoke at that meeting. Mr. Carr chose not to rehash his comments. Ms. Thayer went on to say that if you allow such a permit in our neighborhood then there would be a potential problem with property values decreasing. She also said that a permit for a multi family residence does not conform to the neighborhood. Mr. Carr continued, for the record, the area between Adamson ST to the east and Fountain ST to the west and Gambier to the north and Arch to the south is all R-1 zoned district. This west side area of single-family properties represents about 45 acres of land within the City of Mount Vernon. Also, a resident who could not attend, perhaps she sent a letter to your Commission, in her words, because of the inconvenience of a 4:30 meeting because most people are working confided to Mr. Carr that she moved into her Maplewood AVE address in April of this year. Only a month and a half ago. She loves the quiet and friendly neighborhood feeling. She heard about the proposed zoning changes to the property across the street from her and is upset. He said she went on to say that had she known that multi family housing was being planned for this Maplewood AVE property she would have reconsidered buying her new home there. Mr. Carr stated it is the belief of many people that the most important criteria determining a zoning change is the extent to which the disputed zoning request is consistent with the City's comprehensive plan. He said the point being that rezoning decisions should be considered with those policies and land use designations set out in the comprehensive plan. This form of spot zoning change before the Commission today amounts to an unreasonable treatment and in many cases, favoritism to one individual of a small area within an R-1 zoned district which represents a deviation from the comprehensive plan. Mr. Carr encouraged the Commission to listen to the concerns of the neighbors in that neighborhood who will be directly affected by the property zoning change if permitted.

John Francis (sworn in) 57 Marion ST - said he agrees with them. This has been discussed quite a bit in other areas. We try to keep the integrity of the neighborhood. It was pointed out they are all R-1. Do we want to confuse that and put R-3 in this particular property.

City Engineer, Brian Ball, interjected not all of the properties are R-1. Mr. Francis said to keep the integrity of the neighborhood he recommends the zoning stay the way it is.

Mr. Ball was called on. He said for clarification, looking at the map, there is an area of P-1, R-2, Neighborhood Commercial, and R-1 in this area as described. Between Cherry and Lincoln there are R-2's.

The zoning map on the Knox County Auditor's website was pulled up to view. The area is predominantly zoned R-1.

Mr. Dzik said he looked at the map today. It's a point of nuance, there is a majority of R-1 in that area. Brian is correct there are some R-2's.

Mike Hillier, 215 E Sugar ST (sworn in) - asked about the building along Jackson ST, the larger of the 2, will the proposed units have 1 exit only?

Mr. Dzik asked Mr. Loudermilk how many exits there would be for each unit.

Mr. Loudermilk clarified the question, to make sure they were talking about doors and not driveway exits. Mr. Loudermilk said the upstairs unit is planned with 1 metal stairway exit. There would be 2 doors to allow you to exit from the bottom unit. Unless required to have 2 for the larger building, unit 2 and unit 3 would each have 1 exit.

Mr. Hillier asked if he was still doing sandblasting in the building. Mr. Loudermilk said no, it didn't work out.

Mr. Hillier asked if small storage units are permitted in R-1. Development Services Manager, Lacie Blankenhorn, said no it is not.

Mr. Hillier, referring to a picture in the agenda with a red awning facing Elm ST said that is right across the street from an R-1 house.

Mr. Loudermilk talked about a proposed deck to be built on the backside of that building for an exit for the upstairs space, unit #3. The permit expired. The main door on the other side that Mr. Hillier was referring to is for the current unit that is already there.

Mr. Hillier ask if the current tenant was staying there and if the renovations would be done around the occupancy.

Mr. Loudermilk said the current tenant was there when he bought the property. He thinks he has lived there 4-5 years. Mr. Loudermilk doesn't know if the tenant will stay or not.

Mr. Hillier's opinion is that R-3 is not a good fit in either building in the neighborhood.

Mrs. Blankenhorn read as submission from Renell Davis of 306 Ridgewood AVE. She left a voicemail: She is opposed to the zoning change to R-3. She said she has to deal with the homeless at the river and (by approving this request) now going to probably deal with low lives. No way to promise what will be put in there. A letter from Jerry Cline was received and read: I Jerry Cline Renter of Andrew Loudermilk of 308 S Elm Street retract his or my signature from this petition. I no longer support him. Thank you Jerry L Cline. Mrs. Blankenhorn explained this letter is referring to the list of signatures included in the application packet.

A petition was read: "Stop the rezoning of the properties known as 305 S Jackson ST & 307 Maplewood AVE from R-1 & NC to R-3. We the property owners in this neighborhood like our neighborhood being R-1 because we are vested and want to raise our families in a environment where the neighbors know who live next door to them or across the street. Also, would not changing the zoning to R-3 cause property valued to decrease. If you change to R-3 then people will be moving in and out more often because they don't have a vested interest in our neighborhood. Please keep our neighborhood zoned R-1. Thank you. The petition was signed by 22 individuals. Copies of the petition were passed to the Commission members. Mrs. Blankenhorn said she reviewed the names on the petition and found 7 that are not property owners in the neighborhood. They live in the area, but do not own the property.

Mrs. Blankenhorn also provided data pulled from the Knox County Auditor's website. The area south of West High Street, West of the railroad tracks and shored up by the river to the west and south. There are 362 properties. Of those 19 are commercially operated properties, 177 are tenant occupied or 49%, and 166 are owner occupied or 46% of the properties in the area.

Lastly, Mrs. Blankenhorn explained some research she did online when this request came in. The articles, most very recent from across the country, describe City's looking at zoning and the housing crisis across the United States and finding that R-1 zoning is an exclusionary zoning. There are many localities looking to either do away with R-1 completely or what they call upzoning, to change R-1 to a more inclusive zoning to do a mixture of zoning.

She explained Mount Vernon's R-3 zoning is not exclusively for an apartment. It allows single family, duplexes and multi-family structures, not just an apartment complex.

The online search was R-1 switching to multi-family zoning. The titles were: "Is it time to end single family zoning?"; "The Zombie That Is Single-Family Zoning - Destroy It Before It Destroys Us"; "14 Things Homeowners Are Getting Wrong About Single-Family Zoning Changes"; "The Ugly History of Single-Family Zoning Resurfaces"; "Nixing Single-Family Zoning: Will It Make Housing More Affordable?"; "How Zoning Shapes our Lives".

Mr. Hillier - said he thinks Mount Vernon is about 40% rental properties. He explained his belief that rental properties can be detrimental to a neighborhood. He knows more housing is needed. He doesn't believe putting an R-3 in the middle of a neighborhood is the right thing to do.

Mr. Ball asked if the applicant is aware this property is in a floodplain. Mr. Loudermilk said yes, he is very

aware of that fact. It is part of what he thinks there is a glass ceiling for single family residences in the area. Houses on the west side in the floodplain are for sale for a lot less than houses on the east side. It is because it costs \$3,000 per year for flood insurance. It is very expensive. To try and create a mammoth house in the existing 4,400 square feet structure and find someone to pay enough to cover the renovation is a rock and a hard place. The floodplain tears at the softbelly of the values.

Mr. M. P. Brooks said 307 Elm ST is not required to have flood insurance. A survey was done to show it could be excluded from the floodplain and requirement to have flood insurance.

Mr. Loudermilk had his property surveyed to see about a FEMA exclusion. His property is in by 3", therefore his lender requires him to have flood insurance.

Mr. Dzik made a motion to approve the application. There was no second. The motion died.

Mr. Dzik made a motion to reject the application. Mr. Swallow seconded the motion to reject the application.

Mr. Dzik said there are lot of things about the request that he likes and some things he doesn't like. There is a lot of underutilized space right in the middle of the City. There is an interested party who wants to try to utilize the space. The proposed units are 1,200 or more square feet. That is the minimum size of a single-family residence. Part of what he fears is that if the request is rejected, there will be several more years of underutilized space. That being said, there is a lot of community opposition to the request. Mr. Dzik would feel a lot more comfortable with the request if there was a much deeper thought out and designed development plan. Something more detailed with a lot of specifics might make it easier to approve. At the end of the day he cannot support the request as submitted.

Mr. Swallow said he was on the Commission when the subject property was zoned Neighborhood Commercial. The final agreement was that perhaps the rezoning would serve as a magnet for the neighborhood such as a small store that would add to the community. The fact that it is an R-1 community, adding another zoning classification would be spot zoning. He doesn't think it adds to the flavor of the community. He cannot support it.

Mayor Starr said we have a need for housing of all kinds. We also have a need to protect zoning. We need to find a way to the middle ground. He thinks Mr. Loudermilk's plan is admirable. There is a housing crisis in the City and County. Mayor Starr likes the creativity, but doesn't think it fits the neighborhood.

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

- 2020-MPC-09 : Poplar Street - Vacate 336' X 70' Platted, Undeveloped Portion

Development Services Manager, Lacie Blankenhorn introduced the first case on the agenda: 2020-MPC-09: Poplar ST, a request to vacate a 36.08' x 70' section of platted, undeveloped Poplar ST was submitted to City Council. City Council, Streets Committee Chair, Julia Warga, referred this request to the MPC for review and recommendation. There was an MPC meeting last year where it was determined a survey was needed. The applicant obtained and submitted the survey.

There was a technical problem preventing the Commission from hearing Mr. Burns via his log in to the Zoom meeting. His case was moved to the end of the meeting where the conference phone was used to call him and broadcast to the commission instead of using Zoom.

John Burns (sworn in) explained he owns the property on both sides of (undeveloped) Poplar ST and he would like to have the survey's portion vacated. He has been taking care of the land for 30 years. He wants to be able to do something with the lot on the east. He's hoping to turn it into a building lot. He mentioned turning something into a duplex and the vacation would help achieve the required setbacks. It was unclear what he has thought about turning into a duplex, perhaps the home at 20 Ash ST, although it is zoned R-1. He said for as long as he has lived there, no one has used the alley. There were problems with the homeless. He cleaned up the land and that seemed to correct some of it.

City Engineer, Brian Ball, asked if Mr. Burns is aware that nearly 100% of the back lot is in a floodplain. Mr. Burns said no, he was not aware of that. Mr. Ball explained part of the lot is in the Floodway and part of the lot is in the AE Floodzone. Mr. Burns asked if he could still build in that area. Mr. Ball said Mr. Burns would have to mitigate the Floodplain in order to build on the lot. The structure would have to be raised above the floodplain in order to build.

Mr. Burns mentioned a pipe that comes off of the developed portion of Poplar ST.

Mr. Dzik explained to Mr. Burns, after his mention of a duplex conversion, that the property he owns is zoned R-1. There would have to be a rezoning process before a duplex could be created. Mr. Burns said he understands.

Mr. Swallow asked Mr. Burns if he heard him say he wanted both Poplar ST and the alley vacated in this request. Mr. Burns said no, just Poplar ST as presented in the survey.

Mr. Ball asked if the request is granted, would the entire section be attached to the parcel ending in 9.001 or how will that parcel have legal access to the public ROW.

City Law Director, P. Rob. Broeren, said approving the vacation causes a problem. Mr. Ball said it depends on where the property is in the original plat. A lot combination would likely be needed. Mr. Ball explained the parcel #66-09399.001, that is in the floodplain, currently has legal access by way of Poplar ST. Depending on there it is in the original plat, vacating would split the section in question. Half would go to the property with Mr. Burns' house and half would go with the back lot. If it's the edge of the plat then potentially all of the property would go with Mr. Burns' house and then that would cause no legal access to the east property. An additional step would be needed to do a lot combination to put marry all of the properties owned by Mr. Burns. Otherwise a landlocked parcel is created.

Mr. Broeren said there are a number of utilities that haven't been addressed. There are utilities in the area. That will greatly impact what he can or can't do with the property.

Mr. Dzik asked Mr. Ball to walk the Commission through the area utilities including runoff.

Mr. Ball said just north of the requested vacation, there is a stormwater discharge from Poplar ST. There is a stormwater discharge from the alley. Both of those go through a ditch that becomes part of a larger ditch on Mr. Burns' back lot that then connects to Center Run. Mr. Burns would not be allowed to fill in either of those ditches for future construction. Mr. Broeren asked if the City would reserve a utility easement down the center of Poplar should the request be granted. Mr. Ball does not think a storm sewer pipe goes through the section of land requested to be vacated. Mr. Ball doesn't think there is a reserved utility easement. Mr. Ball said if the ditcher were to be blocked it could cause flooding in the neighborhood. It is a reasonable idea to have an easement for the watercourse.

Mr. Broeren suggested moving the decision to a date certain or table to allow it to be brought back at a later time. He believes there are a number of questions. He doesn't think the application has provided enough information for the Commission to make a decision.

It sounded like Mr. Burns said he put a culvert in one of the aforementioned ditches. There was a Street Opening Permit issued for that. Mr. Ball said Mr. Burns did not have permission to widen the creek and clear the trees.

Mr. Dzik made a motion to continue the request until July 8, 2021 so that additional details can be worked out. Mr. Swallow seconded the motion, with the caveat that all loose ends be tied up and presented so that a decision can be made.

RESULT:	TABLE
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Next: 7/8/2021 4:00 PM

ADJOURN AT THE CALL OF THE CHAIRMAN

- Adjourn Motion

Mr. Swallow made a motion to adjourn the meeting, Mr. Dzik seconded and the meeting was adjourned at 6:04 PM



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.

COMMENTS - Current Meeting:

Development Services Manager, Lacie Blankenhorn introduced the second case on the agenda: 2021-MPC-07: Maplewood AVE Parcel #66-01113.000; 66-01115.000; 66-01114.000; 66-01116.000; 66-01117.000; and 66-01118.000 request to update the zoning district from Neighborhood Commercial and R-1 Single Family District to R-3 Multiple Family District.

Andrew Loudermilk (sworn in) - explained what he would like to do. There are 3 total buildings on 6 parcels. Square footage calculations were submitted showing there is enough property to satisfy Code requirements. 2 buildings are setting at 70% vacancy. The buildings are built very well and he proposes they would be able to be turned into 2 3-unit buildings. 6 total units. He proposes in the Jackson ST building to have 2 additional units put in on the North side length of the building. The Elm ST building would have a third unit upstairs. Unit 2 would be the downstairs. He proposes this because the buildings are built very well; the structure is amazing. He recently painted the larger building. There are plans for the Maplewood AVE building to get rid of the vinyl siding, dress it up, spruce it up. He would like to do stucco, but he hasn't looked into the price yet. It has been neglected for quite a few years. I would safely house more people than it does. He can't think of another use that it could be used for. It is not a very truck friendly area. Freight is out of the question. The other building isn't set up to have freight move in and out. It was built as a store of some sort. Access is minimal on these buildings. He has brainstormed on what can be done with the property for over a year.

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the larger warehouse on the R-1 parcel at 305 S Jackson was built in 1953, something that would not be currently allowed in R-1. Based on testimony given and information presented to the BZA and with the unanimous vote he believes establishes the importance of keeping the identity of that neighborhood as an R-1 Single Family District. Based on the minutes of the BZA Meeting property owner Valene Thayer sent a letter of disapproval of the multi family variance requested by the 307 Maplewood property owner. Michael Brooks, who also spoke here today, spoke at that meeting. Mr. Carr chose not to rehash his comments. Ms. Thayer went on to say that if you allow such a permit in our neighborhood then there would be a potential problem with property values decreasing. She also said that a permit for a multi family residence does not conform to the neighborhood. Mr. Carr continued, for the record, the area between Adamson ST to the east and Fountain ST to the west and Gambier to the north and Arch to the south is all R-1 zoned district. This west side area of single-family properties represents about 45 acres of land within the City of Mount Vernon. Also, a resident who could not attend, perhaps she sent a letter to your Commission, in her words, because of the inconvenience of a 4:30 meeting because most people are working confided to Mr. Carr that she moved into her Maplewood AVE address in April of this year. Only a month and a half ago. She loves the quiet and friendly neighborhood feeling. She heard about the proposed zoning changes to the property across the street from her and is upset. He said she went on to say that had she known that multi family housing was being planned for this Maplewood AVE property she would have reconsidered buying her new home there. Mr. Carr stated it is the belief of many people that the most important criteria determining a zoning change is the extent to which the disputed zoning request is consistent with the City's comprehensive plan. He said the point being that rezoning decisions should be considered with those policies and land use designations set out in the comprehensive plan. This form of spot zoning change before the Commission today amounts to an unreasonable treatment and in many cases, favoritism to one individual of a small area within an R-1 zoned district which represents a deviation from the comprehensive plan. Mr. Carr encouraged the Commission to listen to the concerns of the neighbors in that neighborhood who will be directly affected by the property zoning change if permitted.

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Mr. Loudermilk clarified the question, to make sure they were talking about doors and not driveway exits. Mr. Loudermilk said the upstairs unit is planned with 1 metal stairway exit. There would be 2 doors to allow you to exit from the bottom unit. Unless required to have 2 for the larger building, unit 2 and unit 3 would each have 1 exit.

Mr. Hillier asked if he was still doing sandblasting in the building. Mr. Loudermilk said no, it didn't work out.

Mr. Hillier asked if small storage units are permitted in R-1. Development Services Manager, Lacie Blankenhorn, said no it is not.

Mr. Hillier, referring to a picture in the agenda with a red awning facing Elm ST said that is right across the street from an R-1 house.

Mr. Loudermilk talked about a proposed deck to be built on the backside of that building for an exit for the upstairs space, unit #3. The permit expired. The man door on the other side that Mr. Hillier was referring to is for the current unit that is already there.

Mr. Hillier ask if the current tenant was staying there and if the renovations would be done around the occupancy.

Mr. Loudermilk said the current tenant was there when he bought the property. He thinks he has lived there 4-5 years. Mr. Loudermilk doesn't know if the tenant will stay or not.

Mr. Hillier's opinion is that R-3 is not a good fit in either building in the neighborhood.

Mrs. Blankenhorn read as submission from Renell Davis of 306 Ridgewood AVE. She left a voicemail: She is opposed to the zoning change to R-3. She said she has to deal with the homeless at the river and (by approving this request) now gong to probably deal with low lifes. No way to promise what will be put in there.

A letter from Jerry Cline was received and read: I Jerry Cline Renter of Andrew Loudermilk of 308 S Elm Street retract his or my signature from this patition. I no longer support him. Thank you Jerry L Cline. Mrs. Blankenhorn explained this letter is referring to the list of signatures included in the application packet.

A petition was read: "Stop the rezoning of the properties known as 305 S Jackson ST & 307 Maplewood AVE from R-1 & NC to R-3. We the property owners in this neighborhood like our neighborhood being R-1 because we are vested and want to raise our families in a environment where the neighbors know who live next door to them or across the street. Also, would not changing the zoning to R-3 cause property valued to decease. If you change to R-3 then people will be moving in and out more often because they don't have a vested interest in our neighborhood. Please keep our neighborhood zoned R-1. Thank you. The petition was signed by 22 individuals. Copies of the petition were passed to the Commission members. Mrs. Blankenhorn said she reviewed the names on the petition and found 7 that are not property

owners in the neighborhood. They live in the area, but do not own the property.

Mrs. Blankenhorn also provided data pulled from the Knox County Auditor's website. The area south of West High Street, West of the railroad tracks and shored up by the river to the west and south. There are 362 properties. Of those 19 are commercially operated properties, 177 are tenant occupied or 49%, and 166 are owner occupied or 46% of the properties in the area.

Lastly, Mrs. Blankenhorn explained some research she did online when this request came in. The articles, most very recent from across the country, describe City's looking at zoning and the housing crisis across the United States and finding that R-1 zoning is an exclusionary zoning. There are many localities looking to either do away with R-1 completely or what they call upzoning, to change R-1 to a more inclusive zoning to do a mixture of zoning.

She explained Mount Vernon's R-3 zoning is not exclusively for an apartment. It allows single family, duplexes and multi-family structures, not just an apartment complex.

The online search was R-1 switching to multi-family zoning. The titles were: "Is it time to end single family zoning?"; "The Zombie That Is Single-Family Zoning - Destroy It Before It Destroys Us"; "14 Things Homeowners Are Getting Wrong About Single-Family Zoning Changes"; "The Ugly History of Single-Family Zoning Resurfaces"; "Nixing Single-Family Zoning: Will It Make Housing More Affordable?"; "How Zoning Shapes our Lives".

Mr. Hillier - said he thinks Mount Vernon is about 40% rental properties. He explained his belief that rental properties can be detrimental to a neighborhood. He knows more housing is needed. He doesn't believe putting an R-3 in the middle of a neighborhood is the right thing to do.

Mr. Ball asked if the applicant is aware this property is in a floodplain. Mr. Loudermilk said yes, he is very aware of that fact. It is part of what he thinks there is a glass ceiling for single family residences in the area. Houses on the west side in the floodplain are for sale for a lot less than houses on the east side. It is because it costs \$3,000 per year for flood insurance. It is very expensive. To try and create a mammoth house in the existing 4,400 square feet structure and find someone to pay enough to cover the renovation is a rock and a hard place. The floodplain tears at the softbelly of the values.

Mr. M. P. Brooks said 307 Elm ST is not required to have flood insurance. A survey was done to show it could be excluded from the floodplain and requirement to have flood insurance.

Mr. Loudermilk had his property surveyed to see about a FEMA exclusion. His property is in by 3", therefore his lender requires him to have flood insurance.

Mr. Dzik made a motion to approve the application. There was no second. The motion died.

Mr. Dzik made a motion to reject the application. Mr. Swallow seconded the motion to reject the application.

Mr. Dzik said there are lot of things about the request that he likes and some things he doesn't like. There is a lot of underutilized space right in the middle of the City. There is an interested party who wants to try to utilize the space. The proposed units are 1,200 or more square feet. That is the minimum size of a single-family residence. Part of what he fears is that if the

request is rejected, there will be several more years of underutilized space. That being said, there is a lot of community opposition to the request. Mr. Dzik would feel a lot more comfortable with the request if there was a much deeper thought out and designed development plan. Something more detailed with a lot of specifics might make it easier to approve. At the end of the day he cannot support the request as submitted.

Mr. Swallow said he was on the Commission when the subject property was zoned Neighborhood Commercial. The final agreement was that perhaps the rezoning would serve as a magnet for the neighborhood such as a small store that would add to the community. The fact that it is an R-1 community, adding another zoning classification would be spot zoning. He doesn't think it adds to the flavor of the community. He cannot support it.

Mayor Starr said we have a need for housing of all kinds. We also have a need to protect zoning. We need to find a way to the middle ground. He thinks Mr. Loudermilk's plan is admirable. There is a housing crisis in the City and County. Mayor Starr likes the creativity, but doesn't think it fits the neighborhood.

RESULT:	DISAPPROVE [UNANIMOUS]
MOVER:	Richard Dzik, Member
SECONDER:	Austin Swallow, Member
AYES:	Starr, Swallow, Drews, Dzik, Hawkins
EXCUSED:	Jeffrey Scott Ulery, Eric Diehl



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)



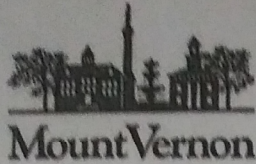
City of Mount Vernon, Ohio

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	740-507-2211 Rick Nichols 501 Maplewood Ave, Mt Vernon OH
Owner's Name, Address and Phone	Jerry Cline 3085 Maplewood 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	
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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	

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

4.1.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 =

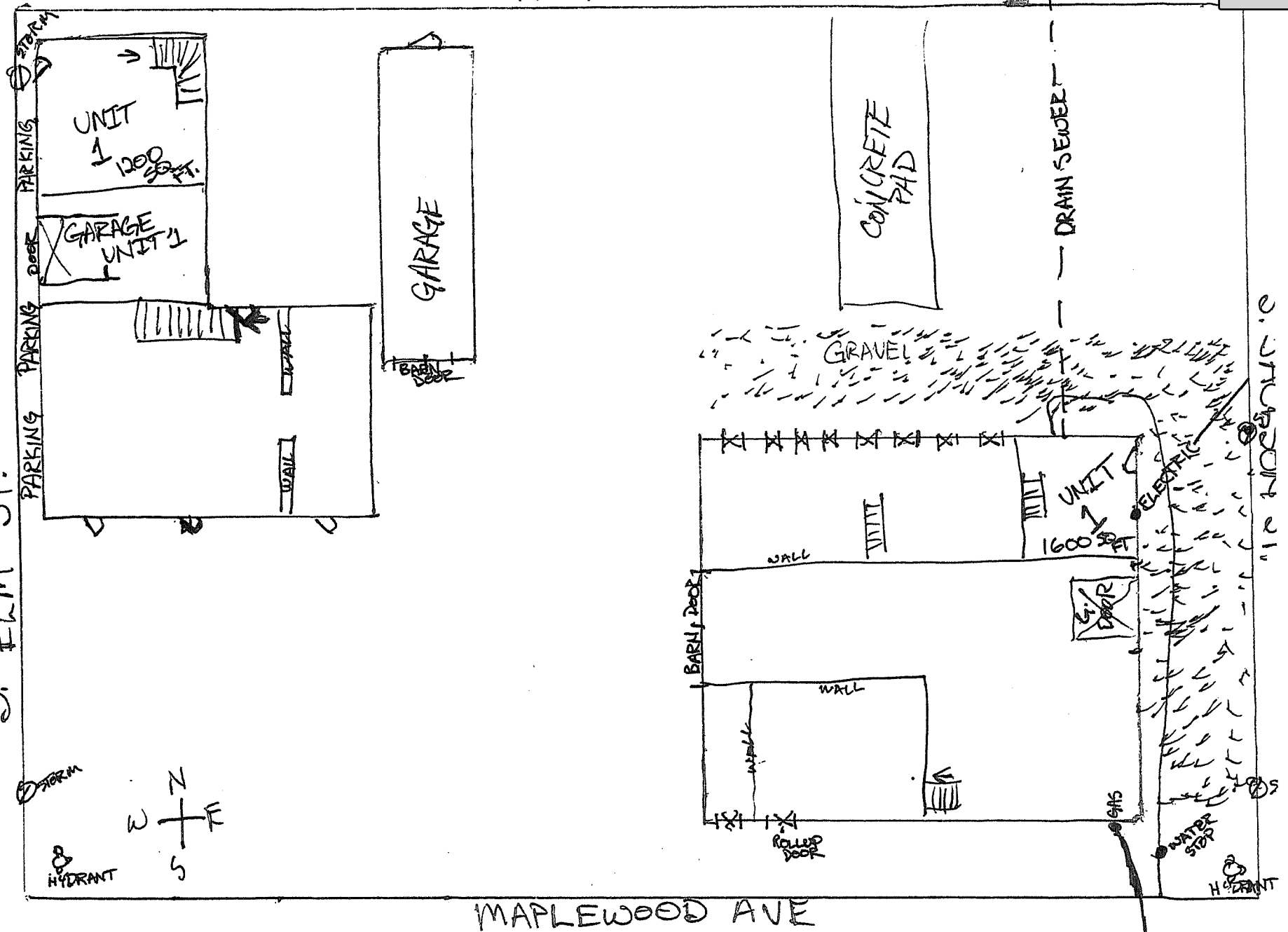
21,600
REQUIRE

EXTRA LOT SPACE = 4529 SQ. FT.

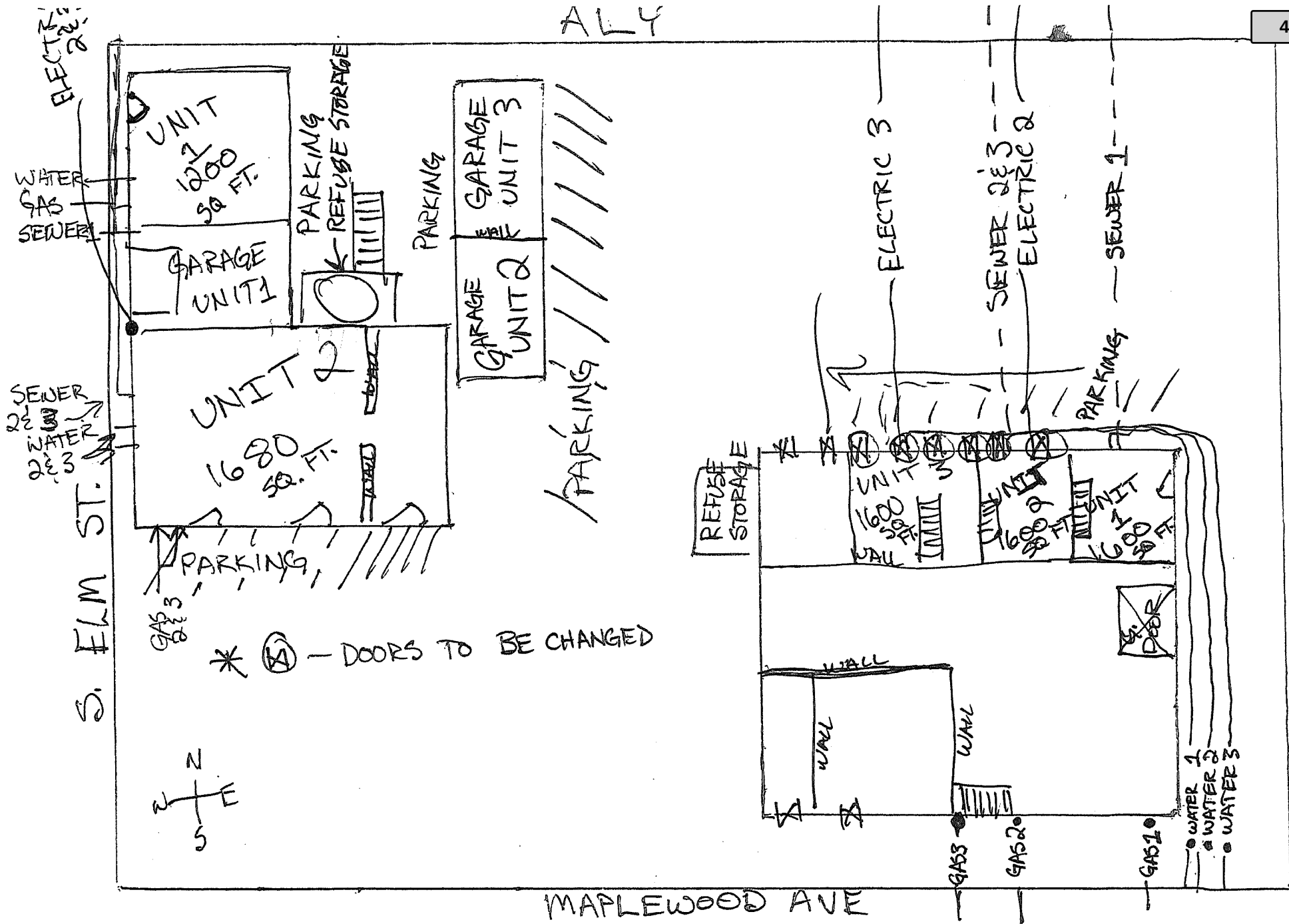
MORE THAN ENOUGH PARKING
AND ROOM FOR COMMUNAL YARD

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

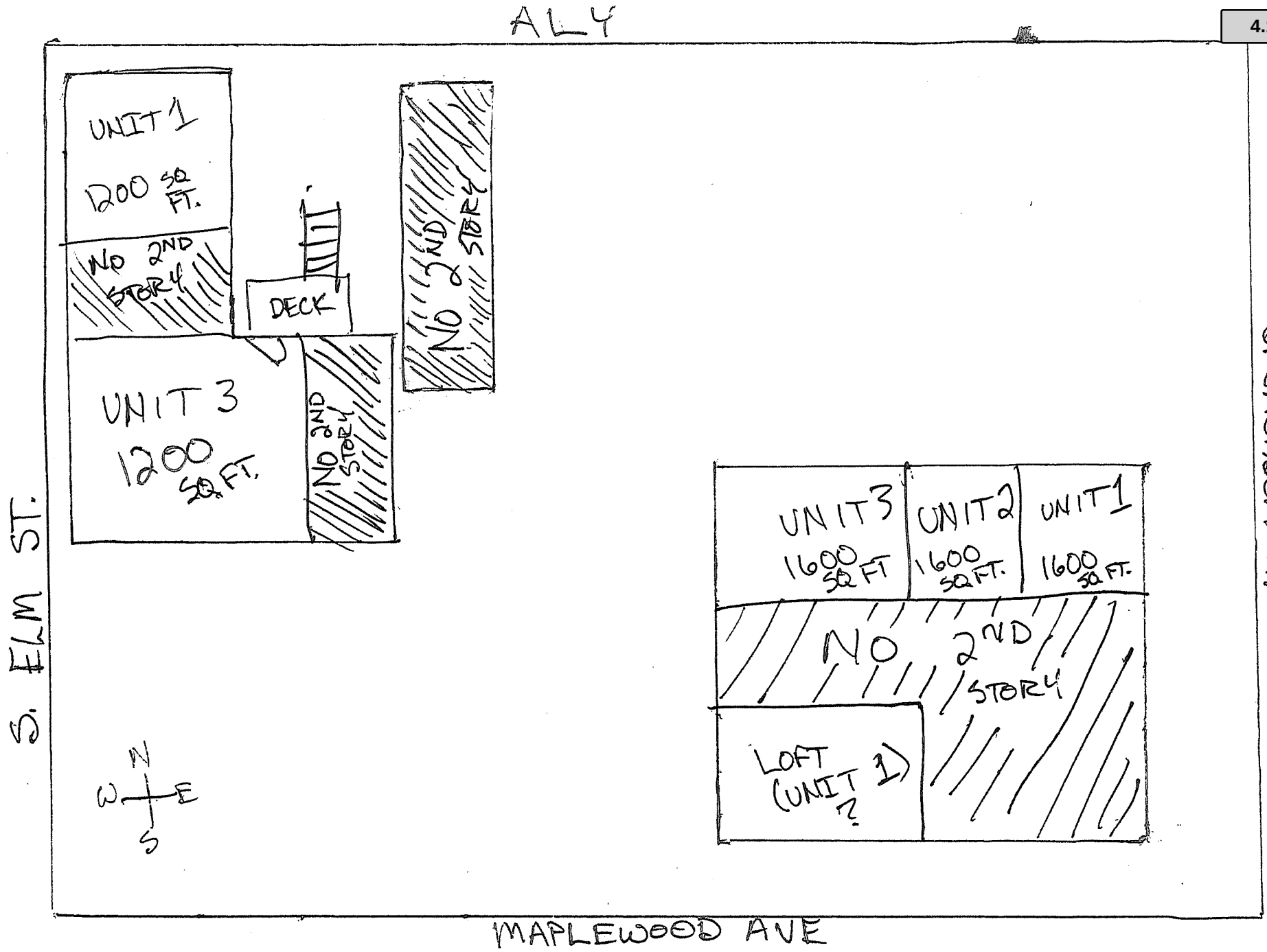
5. ELM ST.



PARCEL#s: 66-01113.000, 66-01115.000, 66-01114.000, 66-01116.000, 66-01117.000, 66-01118.000
DATE: 4-17-21 | PAGE 1 of 3
NOT TO SCALE
EXISTING GROUND FLOOR



PARCELS: 66-01113.000, 66-01115.000, 66-01114.000, 66-01116.000, 66-01117.000, 66-01118.000
 DATE: 4-17-21 | PAGE 2 OF 3
 NOT TO SCALE
 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.











4.1.h



Attachment: 162092895188520210513_135831 (2338 :

4.1.i



Attachment: 162092895454620210513_140046 (2338 :

4.1.j



Attachment: 162092895716820210513_140007 (2338 :

4.1.k



Attachment: 162092895980920210513_135902 (2338 :

Packet Pg. 29



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

05/13/21 Municipal Planning Commission TABLE

Next: 06/10/21

COMMENTS - Current Meeting:

Development Services Manager, Lacie Blankenhorn introduced the first case on the agenda: 2020-MPC-09: Poplar ST, a request to vacate a 36.08' x 70' section of platted, undeveloped Poplar ST was submitted to City Council. City Council, Streets Committee Chair, Julia Warga, referred this request to the MPC for review and recommendation. There was an MPC meeting last year where it was determined a survey was needed. The applicant obtained and submitted the survey.

There was a technical problem preventing the Commission from hearing Mr. Burns via his log in to the Zoom meeting. His case was moved to the end of the meeting where the conference phone was used to call him and broadcast to the commission instead of using Zoom.

John Burns (sworn in) explained he owns the property on both sides of (undeveloped) Poplar ST and he would like to have the survey's portion vacated. He has been taking care of the land for 30 years. He wants to be able to do something with the lot on the east. He's hoping to turn it into a building lot. He mentioned turning something into a duplex and the vacation would help achieve the required setbacks. It was unclear what he has thought about turning into a duplex, perhaps the home at 20 Ash ST, although it is zoned R-1. He said for as long as he has lived there, no one has used the alley. There were problems with the homeless. He cleaned up the land and that seemed to correct some of it.

City Engineer, Brian Ball, asked if Mr. Burns is aware that nearly 100% of the back lot is in a

floodplain. Mr. Burns said no, he was not aware of that. Mr. Ball explained part of the lot is in the Floodway and part of the lot is in the AE Floodzone. Mr. Burns asked if he could still build in that area. Mr. Ball said Mr. Burns would have to mitigate the Floodplain in order to build on the lot. The structure would have to be raised above the floodplain in order to build.

Mr. Burns mentioned a pipe that comes off of the developed portion of Poplar ST.

Mr. Dzik explained to Mr. Burns, after his mention of a duplex conversion, that the property he owns is zoned R-1. There would have to be a rezoning process before a duplex could be created. Mr. Burns said he understands.

Mr. Swallow asked Mr. Burns if he heard him say he wanted both Poplar ST and the alley vacated in this request. Mr. Burns said no, just Poplar ST as presented in the survey.

Mr. Ball asked if the request is granted, would the entire section be attached to the parcel ending in 9.001 or how will that parcel have legal access to the public ROW.

City Law Director, P. Rob. Broeren, said approving the vacation causes a problem. Mr. Ball said it depends on where the property is in the original plat. A lot combination would likely be needed. Mr. Ball explained the parcel #66-09399.001, that is in the floodplain, currently has legal access by way of Poplar ST. Depending on there it is in the original plat, vacating would split the section in question. Half would go to the property with Mr. Burns' house and half would go with the back lot. If it's the edge of the plat then potentially all of the property would go with Mr. Burn's house and then that would cause no legal access to the east property. An additional step would be needed to do a lot combination to put marry all of the properties owned by Mr. Burns. Otherwise a landlocked parcel is created.

Mr. Broeren said there are a number of utilities that haven't been addressed. There are utilities in the area. That will greatly impact what he can or can't do with the property.

Mr. Dzik asked Mr. Ball to walk the Commission through the area utilities including runoff.

Mr. Ball said just north of the requested vacation, there is a stormwater discharge from Poplar ST. There is a stormwater discharge from the alley. Both of those go through a ditch that becomes part of a larger ditch on Mr. Burns' back lot that then connects to Center Run. Mr. Burns would not be allowed to fill in either of those ditches for future construction. Mr. Broeren asked if the City would reserve a utility easement down the center of Poplar should the request be granted. Mr. Ball does not think a storm sewer pipe goes through the section of land requested to be vacated. Mr. Ball doesn't think there is a reserved utility easement. Mr. Ball said if the ditcher were to be blocked it could cause flooding in the neighborhood. It is a reasonable idea to have an easement for the watercourse.

Mr. Broeren suggested moving the decision to a date certain or table to allow it to be brought back at a later time. He believes there are a number of questions. He doesn't think the application has provided enough information for the Commission to make a decision.

It sounded like Mr. Burns said he put a culvert in one of the aforementioned ditches. There was a Street Opening Permit issued for that. Mr. Ball said Mr. Burns did not have permission to widen the creek and clear the trees.

Mr. Dzik made a motion to continue the request until July 8, 2021 so that additional details can be worked out. Mr. Swallow seconded the motion, with the caveat that all loose ends be tied up and presented so that a decision can be made.

RESULT: TABLE

Next: 7/8/2021 4:00 PM

Petition Page 1 of 5 Pages

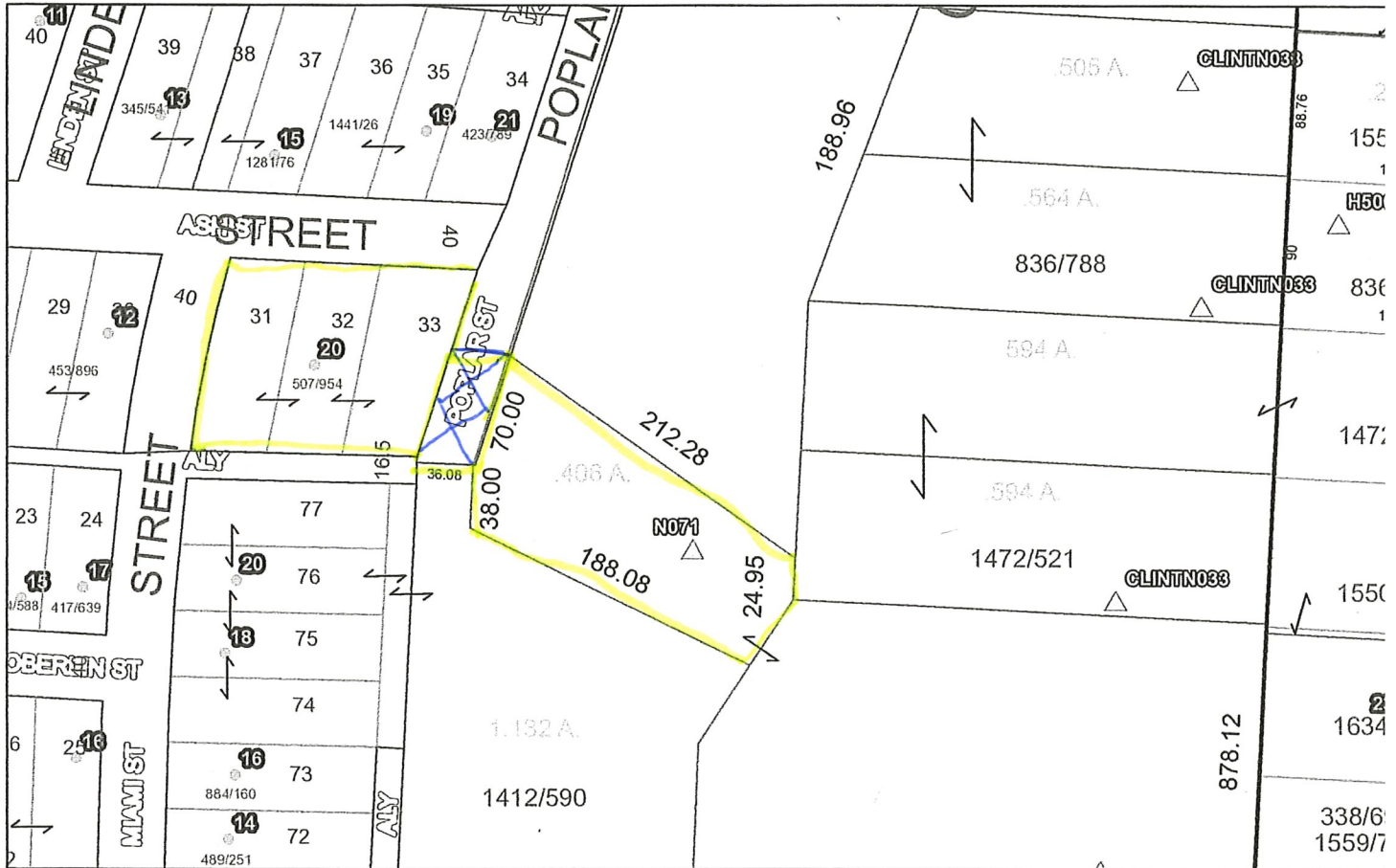
Mount Vernon, Ohio

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 Gornales	20 ASH ST	740 208-8434
4. Lynda Gornales	5-14-2020	
5. Debra Canoy	20 Ash St.	503-979-9210
6. Debra Canoy	5-14-2020	
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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



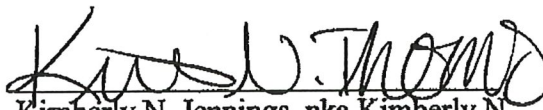
Subject to building restrictions, zoning restrictions, leases and easements of record, taxes and assessments which are a lien, and determination by the Tax Map Department of the Knox County Engineer's Office and the Knox County Regional Planning Commission.

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)

20 Ash Street



June 26, 2020

Search Results

State Route

US Route

Survey Points

Centerline

Township Road

Address Points

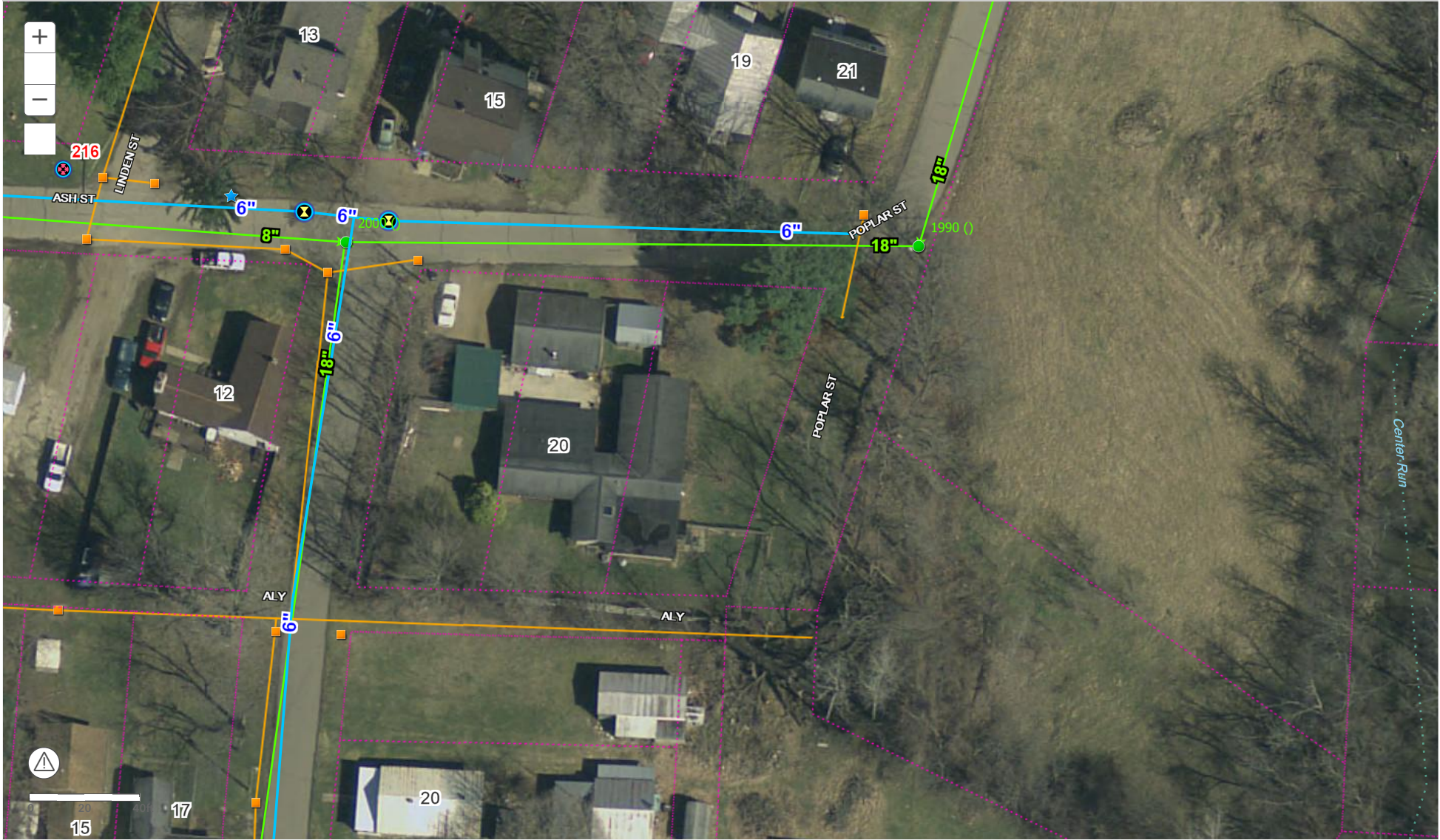
County Road

1:500

0 30 60 120 ft

0 10 20 40 m

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

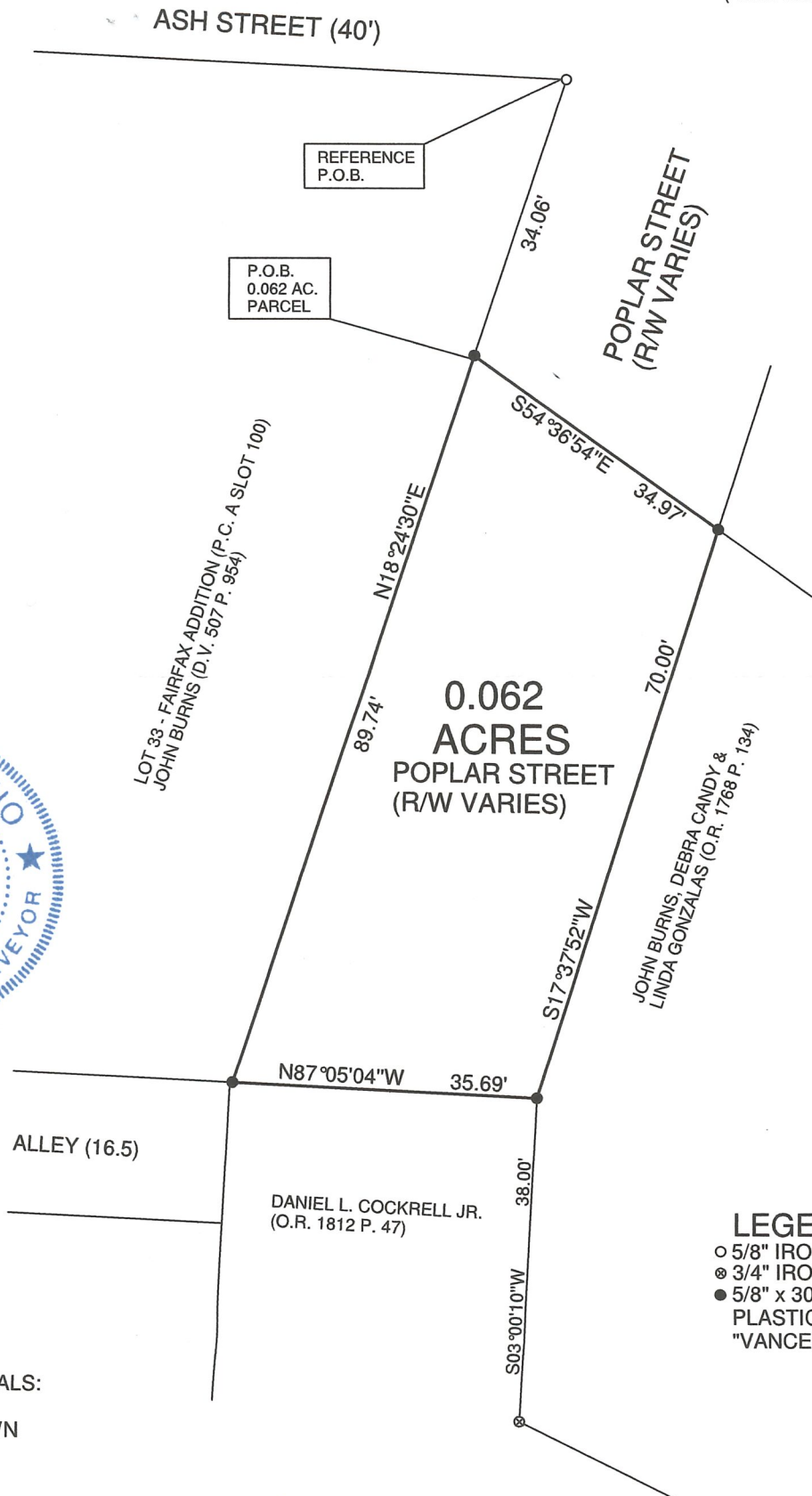
4.2.d

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

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. 40

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



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