



Municipal Planning Commission
Regular Meeting

Minutes

July 10, 2025
4:00 PM

VIDEO BROADCASTING/RECORDING

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

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Tanner Salyers	Safety Service Director	Present
Anne Ellsworth	Member	Present
Todd Hawkins	Member	Present
Austin Swallow	Member	Present
Eric Diehl	Alt. Member	Excused
Jason West	Alt. Member	Present

Others in attendance: City Engineer, Brian Ball; City Development Services Manger, Lacie Blankenhorn; City Law Director P. Rob. Broeren; City Inspector, Scott Zimmerman; City Assistant Inspector, Brian Marvin; George Curry; Sherry Curry; Nicole Patterson; Cathy Goepfinger; John Goepfinger

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Mar 13, 2025 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tanner Salyers, Safety Service Director
SECONDER:	Austin Swallow, Member
AYES:	Starr, Salyers, Ellsworth, Hawkins, Swallow, West
EXCUSED:	Diehl

MPC ITEMS

- 2025-MPC-03 : Vacation Petition - Undeveloped Platted Alley Between Vine ST, Oak ST, Boynton ST, Duke ST

Blankenhorn introduced the case.

C. Goepfinger (sworn in) explained her request to vacate a portion of an undeveloped platted alley that divides the property she and her husband own along East Vine Street. A survey was provided showing the area to be vacated and that will combine the 5 parcels that they own with the vacated portion into 1 property. Hawkins asks if there was something that was causing this request now, other than annoyance.

C. Goepfinger explained they would like to clean this up as they progress in life and plan to sell in the future. This will legalize ownership of the land they have been maintaining and that divides their property. They feel its best to have ownership of it. They have owned the surrounding property for over 30 years.

G. Curry (sworn in) explained the he own’s property next to the Goepfinger’s and has lived there for 50 years. The subject alley has never been recognized as an alley. He doesn’t think the previous owners new it was platted as such. He doesn’t foresee any need to develop the land as an alley. It would not lead to anywhere, as the platted Boynton Street is Center Run. He supports and encourages the request to vacate. There were no communications received through the Development Services Manager.

Ball said there are no City utilities in this strip of land.

Broeren found an issue. The Goepfinger’s deed refers to the original plat that was recorded in the 1870’s. The original plat shows an alley, but the measures do not match the measurements on the survey that was provided by the Goepfinger’s. Broeren thinks they should be allowed to vacate the alley but the measurement needs to be clarified. The plat shows the Goepfinger’s property to be 141’ 9”. The survey shows their lots plus the alley to be 143.51’. The discrepancy needs to be clarified before anything is recorded. The Goepfinger’s deed volume and page is 390/666.

Ball sought to clarify the vacation process, stating an MPC recommendation requires action by City Council. Broeren said the request could be tabled to allow time for the Goepfinger’s to work with their surveyor to sort this out.

Swallow proposed an alternative, that the MPC approve the request based on the Law Director’s research.

Hawkins said is not concerned with exactly where the land is that gets vacated.

Swallow questioned why the MPC would make the Goepfinger’s return for another meeting.

Broeren said a correct survey is needed for recording.

Swallow agreed and went on to say he doesn’t think that affects the decision on whether or not to vacate.

Starr asked if this could be followed up administratively.

Ball suggested, before the request goes to City Council, Administration reviews to ensure that everything is correct.

Salyers said there could be a revised version of the plat.

Starr called for a motion.

Swallow moved to approve the vacation pursuant to final administrative review.

RESULT:	RECOMMEND [5 TO 0]	Next: 7/28/2025 7:30 PM
MOVER:	Austin Swallow, Member	
SECONDER:	Tanner Salyers, Safety Service Director	
AYES:	Starr, Salyers, Ellsworth, Hawkins, Swallow	
ABSTAIN:	West	
EXCUSED:	Diehl	

ADJOURN

- Adjourn Motion

Ellsworth made a motion to adjourn the meeting, West seconded and the meeting was adjourned at 4:18 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Anne Ellsworth, Member
SECONDER:	Jason West, Alt. Member
AYES:	Starr, Salyers, Ellsworth, Hawkins, Swallow, West
EXCUSED:	Diehl



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 07/10/25 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 4257)

DOC ID: 4257

**2025-MPC-03 : VACATION PETITION - UNDEVELOPED PLATTED ALLEY BETWEEN
 VINE ST, OAK ST, BOYNTON ST, DUKE ST**

Per Codified Ordinance Chapter 1103 a petition for vacation has been submitted for review by the Municipal Planning Commission for a recommendation of approve or deny to City Council.

Description of Request: John and Cathy Goepfinger submitted a vacation petition with an accompanying survey to vacate an undeveloped platted alley that divides one of the parcels that they own along E Vine ST from the remaining 4 parcels they own along E Vine ST and flanked by undeveloped, platted Boynton ST and Oak ST.

The approximately 16.5' wide by 263' long area of undeveloped platted land mirrors the Goepfinger's similar sized parcel 66-00180.000 and divides that parcel from their other 4 parcels 66-00181.000; 66-00182.000; 66-00178.000; 66-00179.000. There are no known City utilities in this area of land.

The survey provided by the Goepfinger's would combine all of their parcels and the area requested for vacation into 1 parcel.

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

C. Goepfinger (sworn in) explained her request to vacate a portion of an undeveloped platted alley that divides the property she and her husband own along East Vine Street. A survey was provided showing the area to be vacated and that will combine the 5 parcels that they own with the vacated portion into 1 property.

Hawkins asks if there was something that was causing this request now, other than annoyance.

C. Goepfinger explained they would like to clean this up as they progress in life and plan to sell in the future. This will legalize ownership of the land they have been maintaining and that divides their property. They feel its best to have ownership of it. They have owned the surrounding property for over 30 years.

G. Curry (sworn in) explained the he own's property next to the Goepfinger's and has lived there for 50 years. The subject alley has never been recognized as an alley. He doesn't think the previous owners new it was platted as such. He doesn't foresee any need to develop the land as an alley. It would not lead to anywhere, as the platted Boynton Street is Center Run. He supports and encourages the request to vacate.

There were no communications received through the Development Services Manager.

Ball said there are no City utilities in this strip of land.

Broeren found an issue. The Goepfinger's deed refers to the original plat that was recorded in the 1870's. The original plat shows an alley, but the measures do not match the measurements on the survey that was provided by the Goepfinger's. Broeren thinks they should be allowed to vacate the alley but the measurement needs to be clarified. The plat shows the Goepfinger's property to be 141' 9". The survey shows their lots plus the alley to be 143.51'. The discrepancy needs to be clarified before anything is recorded. The Goepfinger's deed volume and page is 390/666.

Ball sought to clarify the vacation process, stating an MPC recommendation requires action by City Council.

Broeren said the request could be tabled to allow time for the Goepfinger's to work with their surveyor to sort this out.

Swallow proposed an alternative, that the MPC approve the request based on the Law Director's research.

Hawkins said is not concerned with exactly where the land is that gets vacated.

Swallow questioned why the MPC would make the Goepfinger's return for another meeting.

Broeren said a correct survey is needed for recording.

Swallow agreed and went on to say he doesn't think that affects the decision on whether or not to vacate.

Starr asked if this could be followed up administratively.

Ball suggested, before the request goes to City Council, Administration reviews to ensure that everything is correct.

Salyers said there could be a revised version of the plat.

Starr called for a motion.

Swallow moved to approve the vacation pursuant to final administrative review.

RESULT:	RECOMMEND [5 TO 0]	Next: 7/28/2025 7:30 PM
MOVER:	Austin Swallow, Member	
SECONDER:	Tanner Salyers, Safety Service Director	
AYES:	Starr, Salyers, Ellsworth, Hawkins, Swallow	
ABSTAIN:	Jason West	
EXCUSED:	Eric Diehl	

Petition Page ___ of ___ Pages

Mount Vernon, Ohio

Date: 6/15/25

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

We, the undersigned property owners, owning property on (address) 1000 East Vine Street

Respectfully petition your honorable body to pass the necessary legislation to

Have an alley vacated that divides the property we own and reside on. This is an unnamed alley between East Vine Street and Oak Streets 262.88' in Brynton + Hills Addition. PB 1, Pg 2 43050

Name	Address	Phone
1. <u>Cathy Goeppinger</u>	<u>1000 E. Vine 43050</u>	<u>740-507-3627</u>
2. <u>John Goeppinger</u>	<u>1000 E. Vine St 43050</u>	<u>740-507-9018</u>
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		

Attachment: Vacation Petition Goeppinger (4257 : 2025-Mpc-03)

Tracy & Mills, Surveyors

Thomas M. Tracy, P.S. 1941-2002
David R. Mills, P.S. 7157
Amy Bernicken, P.S. 8571

LEGAL DESCRIPTION FOR:

John & Cathy Goeppinger
1.049 ACRE
May, 2025

The following real estate being all of Lots 14, 17, 23, and 25, part of Lots 15, 16, 24, and 26, and part of a vacated alley in Boynton and Hills 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 southwest corner of Lot 25, also being the intersection of the east right of way line of Boynton Street (40') and the north right of way line of Oak Street (50'), and being the southwest corner and Point of Beginning for the tract herein described;

Thence along said east line of Boynton Street and the west lines of Lots 25, 23, 17, and 14, North 02° 28' 04" East, 262.12 feet to the northwest corner of Lot 14 in the south right of way line of East Vine Street (54') and in Center Run;

Thence along said south line of East Vine Street and the north lines of Lots 14 and 15, South 87° 35' 52" East, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 173.51 feet to a 3/4" iron pipe found at the northwest corner of Parcel Number 66-00377.000 (George and Sherry Curry, D.V. 414, Pg. 206);

Thence along the west line of said parcel, South 02° 16' 10" West, 262.95 feet to a 5/8" iron pin set in the north right of way line of Oak Street (unmaintained);


Thence along said north line of Oak Street and the south lines of Lots 26 and 25, North 87° 19' 28" West, 174.42 feet to the Point of Beginning, containing 1.049 acre, as surveyed in May, 2025 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, Amy Bernicken, Ohio Professional Surveyor #8571.

North based on the south right of way line of East Vine Street per Survey Volume T, Page 255.

Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy & Mills.

All of Parcel Numbers 66-00181.000, 66-00182.000, 66-00178.000, 66-00179.000, 66-00180.000, and 66-00_____.

Deed Volume 390, Page 666.



Amy Bernicken, Surveyor No. 8571
Date: May 28, 2025



TRACY & MILLS, SURVEYORS

DAVID R. MILLS, PS
SURVEYOR #7157

10 East Vine Street - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324 Fax: 740-397-5910
tracyandmills@aol.com

FLOYD W. BARNES,
1921-2018

AMY BERNICKEN, PS
SURVEYOR #8571

THOMAS M. TRACY
1941-2002

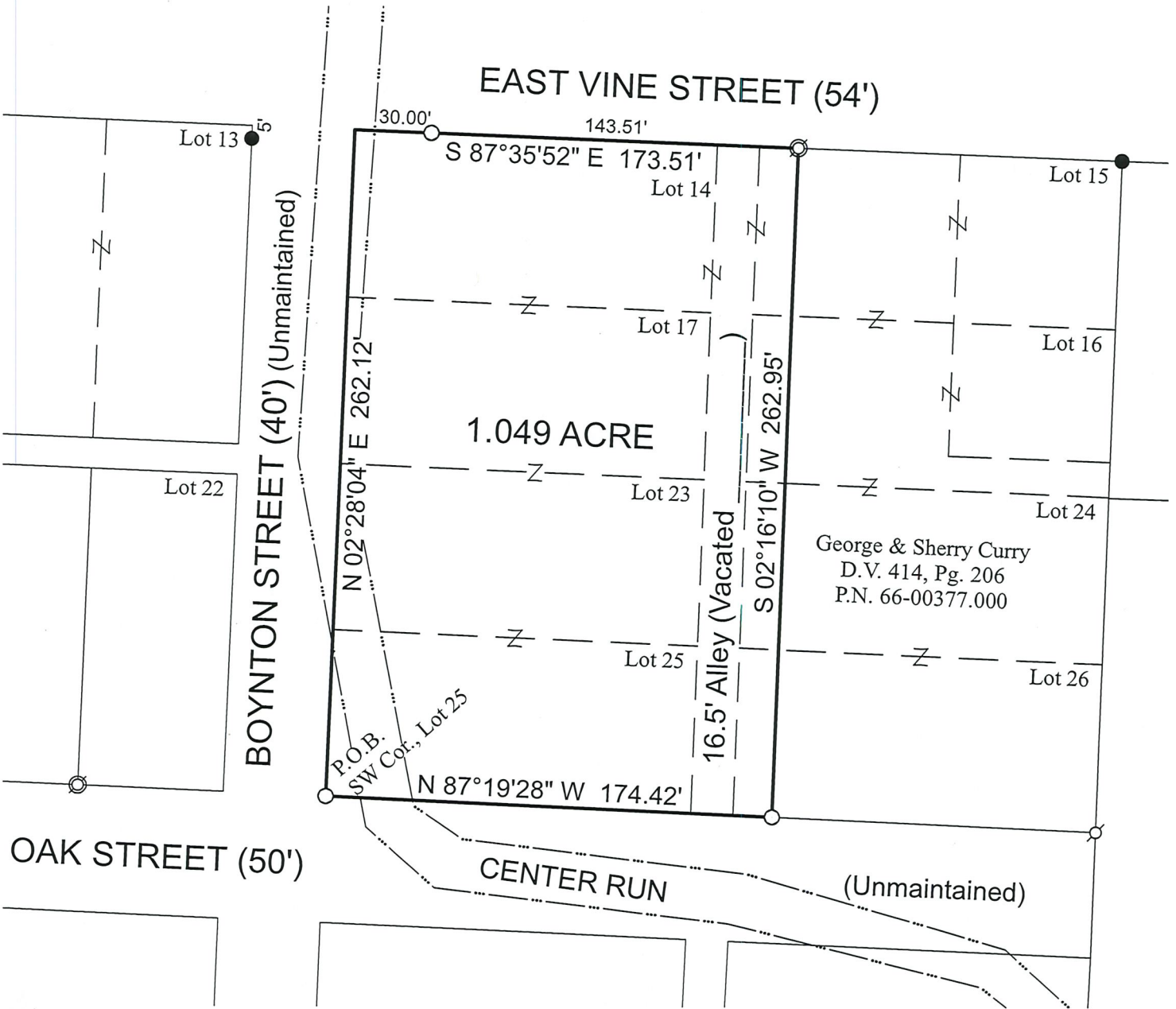
SURVEY FOR: **John & Cathy Goeppinger, Deed Volume 390, Page 666**

LOCATION: All of Lots 14, 17, 23, and 25, part of Lots 15, 16, 24, and 26, and part of a vacated alley in Boynton and Hills Addition, City of Mount Vernon, U.S.M.L., Knox County, Ol

Date: May 28, 2025
Scale: 1" = 60'



PARCEL # 66-00181.0
66-00182.0
66-00178.0
66-00179.0
66-00180.0
66-00_____



Attachment: Goeppinger survey (4257 : 2025-Mpc-03)

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



North based on the south right of way
line of East Vine Street per Survey
Volume T, Page 255.



CERTIFICATION: We hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

[Signature]
David R. Mills, Surveyor No. 7157
Amy Bernicken, Surveyor No. 8571

Z:\Carlson 2022\66-00181.000 Goeppinger\66-00181.000.dwg

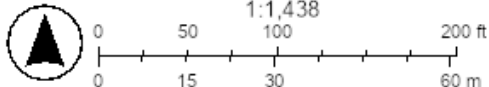
Goeppinger 1000 E Vine ST



7/10/2025, 12:51:48 PM

Parcels

BLUE: Properties owned by Goeppingers
 RED: area requested for vacation



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar

Knox County Ohio
 ©Knox County Ohio 2025

Attachment: Aerial Image (4257 : 2025-Mpc-03)