



Municipal Planning Commission

September 9, 2021

Regular Meeting

Agenda

4:00 PM

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Jun 10, 2021 4:30 PM

MPC ITEMS

- 2021-MPC-09 : Sandusky ST, 715-717 N - Parcels #66-00579.000 and 66-00591.000 - Lot Split & Combine

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 09/09/21 4:00 PM
Dept: Development Services

SCHEDULED

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

MPC ITEM (ID # 3393)

DOC ID: 3393

2021-MPC-09 : SANDUSKY ST, 715-717 N - PARCELS #66-00579.000 AND 66-00591.000 - LOT SPLIT & COMBINE

Per Codified Ordinance 1131.02(c) a request for lot split (subdivision) has been submitted for review by the Municipal Planning Commission.

Description of Request: Avalon Park, LLC requests a land subdivision of Parcels #66-00579.000 and #66-00591.000. They request to divide 0.117-acres from parcel #66-00579.00 and 0.079-acres from parcel #66-00591.000 then combine the 2 created pieces into a 0.196-acre parcel.

Parcel #66-00579.000 has storage units and a home on it.

Parcel #66-00591.000 has the driveway for the aforementioned home and a manufactured home park on it.

The land is zoned GB - General Business.

The requested split and combine will create a parcel for the home and its driveway, separate from the storage units and manufactured home park.



City of Mount Vernon, Ohio
 Administrative Approval of Lot Split
 (Subdivision of Four Lots or Less)
 Regulated by the Ohio Revised Code, 711.131

Approval No: _____

Applicant or Agent:

Name: Rick Bergman Email: RickBergman8@gmail.com
 Address: PO Box 20208, Columbus OH 43220
 Telephone: 614 354 7034 Fax: 877 271-7277

Grantor:

Name: Avalon Park LLC Email: RickBergman8@gmail.com
 Address: Same as above
 Telephone: Same Fax: Same

Grantee:

Name: Avalon Park LLC Email: Same
 Address: Same
 Telephone: Same Fax: Same

Site Information:

Address: 719 N Sandusky St, Mt Vernon OH 43050
 Township in which transfer is to take place: 6 North
 Zoning classification of proposed lot: Residential

FOR USE OF THE CITY ENGINEERING DEPARTMENT ONLY

Date Filed: _____ Date Reviewed: _____

Comments: _____

 Engineering Department

FOR USE OF THE ZONING ENFORCEMENT OFFICER ONLY

Date Received: _____ Final Approval: _____

Comments: _____

 Zoning Enforcement Officer

Attachment: Mt Vernon Lot Split Request Info07012021 FORM (3393 : 2021-Mpc-09)

LEGAL DESCRIPTION FOR:

Avalon Park, LLC
0.196 ACRE
June 2021
Revised July 2021

The following real estate, situate in Quarter 2, Township 6 North, Range 13 West, City of Mount Vernon, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a railroad spike found at the intersection of the centerlines of Sandusky Street (State Route 13) (60') and Upper Fredericktown Road (County Road 6) (60');

thence along the centerline of Sandusky Street South 17 deg. 16' 18" East 252.60 feet to the southeast corner of grantors 1.628 acre tract (Avalon Park, LLC, D.V. 1470, Pg. 416);

thence along the south line of said tract South 73 deg. 52' 03" West 30.00 feet to a 5/8" iron pin set and being the northeast corner and beginning point of the tract herein described;

thence along the west line of Sandusky Street South 17 deg. 16' 42" East 78.53 feet to a 5/8" iron pin set;

thence South 70 deg. 57' 08" West 91.21 feet to a 5/8" iron pin set;

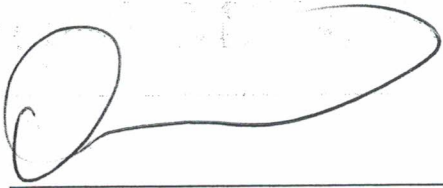
thence North 22 deg. 04' 34" West, 75.93 feet to a 5/8" iron pin set;

thence South 71 deg. 01' 00" West 87.78 feet to a 5/8" iron pin set;

thence North 15 deg. 15' 00" East 12.00 feet to a 5/8" iron pin set;

thence North 73 deg. 52' 03" East, 184.87 feet to the point of beginning, containing 0.196 acre, (0.117 acres in Parcel # 66-00579.000 and 0.079 acre in Parcel # 66-00591.000) as surveyed in June 2021 and July 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the centerline of Sandusky Street per Survey Record Clinton FILE 85. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel #'s 66-00579.000 and 66-00591.000. Deed Volume 1470, Page 416 and Deed Volume 1470, Page 419.



David R. Mills Surveyor # 7157
Date: July 26, 2021



Attachment: Revised Lot Split Survey 08022021 (3393 : 2021-Mpc-09)

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
e-mail: tracyandmills@aol.com

FLOYD W. BARNES, PS
1921-2018
THOMAS M. TRACY, PS
1941-2002

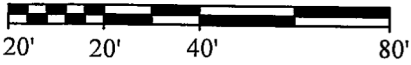
SURVEY FOR:

Avalon Park, LLC. Deed Volume 1470, Pages 416 and 419.

LOCATION:

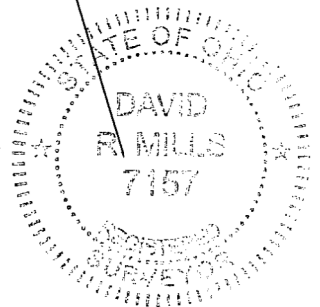
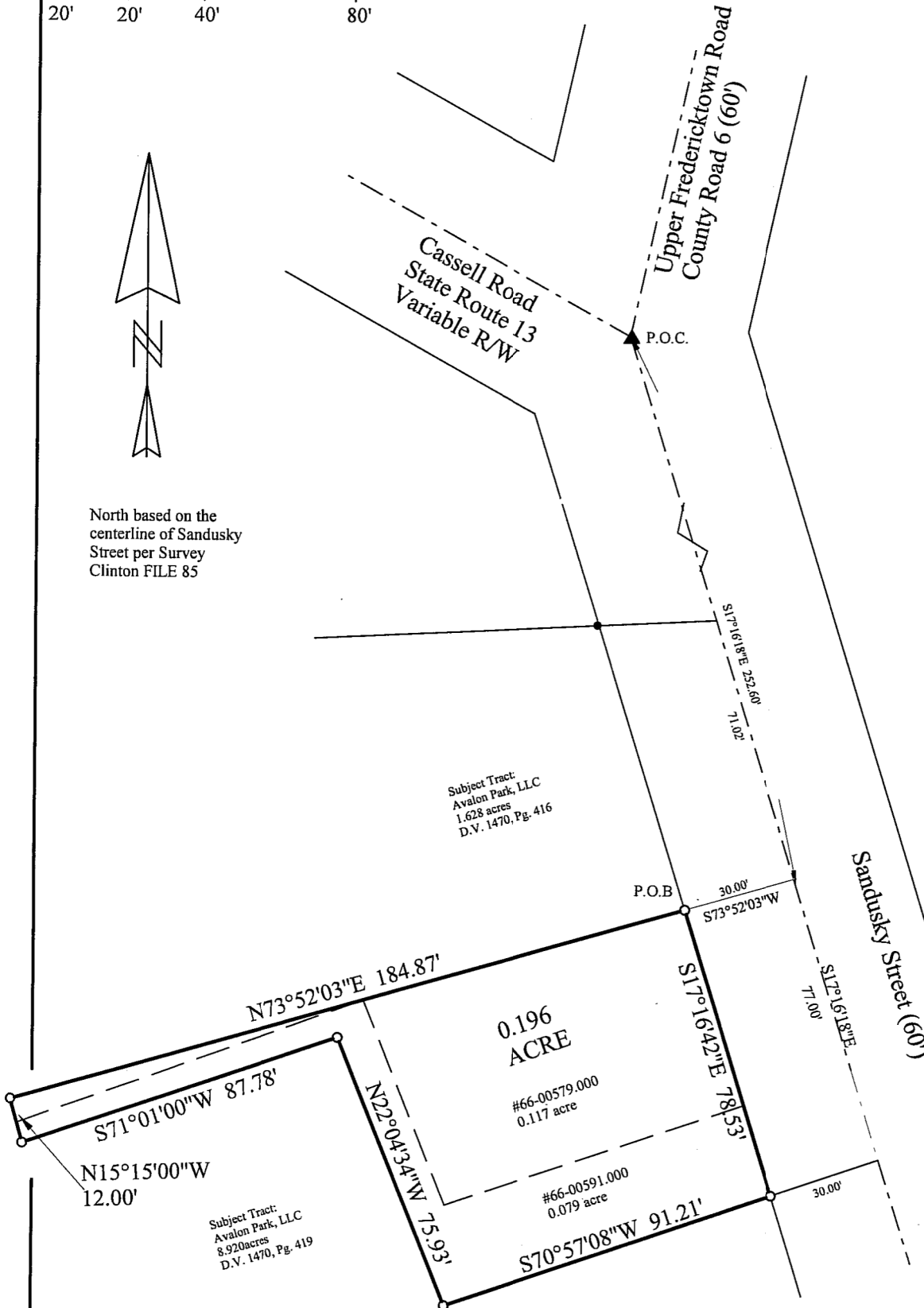
Part of Quarter 2, Township 6 North, Range 13 West,
City of Mount Vernon, U.S.M.L., Knox County, Ohio

Date: June 23, 2021
Revised: July 26, 2021
Scale: 1" = 40'



North based on the
centerline of Sandusky
Street per Survey
Clinton FILE 85

- - Iron Pin Set (5/8" x 30")
Capped Tracy & Mills
 - - 5/8" Iron Pin Found
 - ▲ - Rail Road Spike Found
 - △ - Mag. Nail
- PARCEL # 66-00579.000
66-00591.000



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

David R. Mills, Surveyor #7157

715-717 N Sandusky ST



Attachment: Aerial Image Approximate split & combine area (3393 : 2021-Mpc-09)

August 25, 2021

- 1 inch -
Scale - 1:480

1 inch = 40 feet
1 inch = 0.008 miles

Approximate area requested to be split
then combined

Knox County, OH; Bruce Harris & Associates