



Municipal Planning Commission

September 9, 2021

Regular Meeting

Minutes

4:00 PM

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Austin Swallow	Member	Present
Robert Drews	Member	Excused
Jeffrey Scott Ulery	Member	Excused
Richard Dzik	Member	Excused
Eric Diehl	Alt. Member	Excused
Todd Hawkins	Alt. Member	Present

Others in attendance: Brian Ball, City Engineer; Rick Bergman; Lacie Blankenhorn, City Development Services Manager; P. Rob. Broeren, City Law Director

MINUTES APPROVAL

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

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

MPC ITEMS

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

Development Services Manager, Lacie Blankenhorn, introduced the 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 #66-00579.000 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.

Essentially 1 parcel would be created with the home and its driveway on it, separate from the mobile home park and the storage units. The land is zoned GB - General Business.

Rick Bergman (sworn in) - Mr. Bergman bought the property as it is situated today. He is doing some refinancing on the storage units and would like to separate them from the home.

Mr. Swallow asked if Mr. Bergman were requesting that the residential home be reclassified to which Mr. Bergman said no. The zoning of the home would remain General Business. Mrs. Blankenhorn confirmed homes are allowed in General Business zones, explaining it is a Conditional Use. Mr. Broeren said he believes the home was a residence before the enactment of the Zoning Code.

Mrs. Blankenhorn explained the proposed shape of the parcel to be created. Initially the request from the surveyor sought to meet the minimum square footage of an R-1 Single Family District property of 8,500 sf and a minimum of 75' wide. It was discovered there are 2 separate parcels at the front of the property, serving as road right-of-way and still in Clinton TWP jurisdiction so they can't count toward the square footage total of the lot to be created.

The survey was redone using only property inside City limits to reach 8,500 sf. Development Standards for Residential Use in GB state the adherence to the use's development standards; in this case, R-1.

There was no-one else in attendance to speak nor was there any correspondence with the Development Services Office. Notices were mailed to all surrounding property owners.

Mr. Ball said he did not see any issues with the request.

Mr. Hawkins made a motion to approve.

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

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.

COMMENTS - Current Meeting:

Development Services Manager, Lacie Blankenhorn, introduced the 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 #66-00579.000 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.

Essentially 1 parcel would be created with the home and its driveway on it, separate from the mobile home park and the storage units. The land is zoned GB - General Business.

Rick Bergman (sworn in) - Mr. Bergman bought the property as it is situated today. He is doing some refinancing on the storage units and would like to separate them from the home.

Mr. Swallow asked if Mr. Bergman were requesting that the residential home be reclassified to

which Mr. Bergman said no. The zoning of the home would remain General Business. Mrs. Blankenhorn confirmed homes are allowed in General Business zones, explaining it is a Conditional Use. Mr. Broeren said he believes the home was a residence before the enactment of the Zoning Code.

Mrs. Blankenhorn explained the proposed shape of the parcel to be created. Initially the request from the surveyor sought to meet the minimum square footage of an R-1 Single Family District property of 8,500 sf and a minimum of 75' wide. It was discovered there are 2 separate parcels at the front of the property, serving as road right-of-way and still in Clinton TWP jurisdiction so they can't count toward the square footage total of the lot to be created.

The survey was redone using only property inside City limits to reach 8,500 sf. Development Standards for Residential Use in GB state the adherence to the use's development standards; in this case, R-1.

There was no-one else in attendance to speak nor was there any correspondence with the Development Services Office. Notices were mailed to all surrounding property owners.

Mr. Ball said he did not see any issues with the request.

Mr. Hawkins made a motion to approve.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Alt. Member
SECONDER:	Austin Swallow, Member
AYES:	Matthew T. Starr, Austin Swallow, Todd Hawkins
EXCUSED:	Robert Drews, Jeffrey Scott Ulery, Richard Dzik, Eric Diehl



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.

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

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

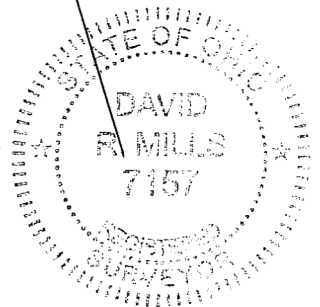
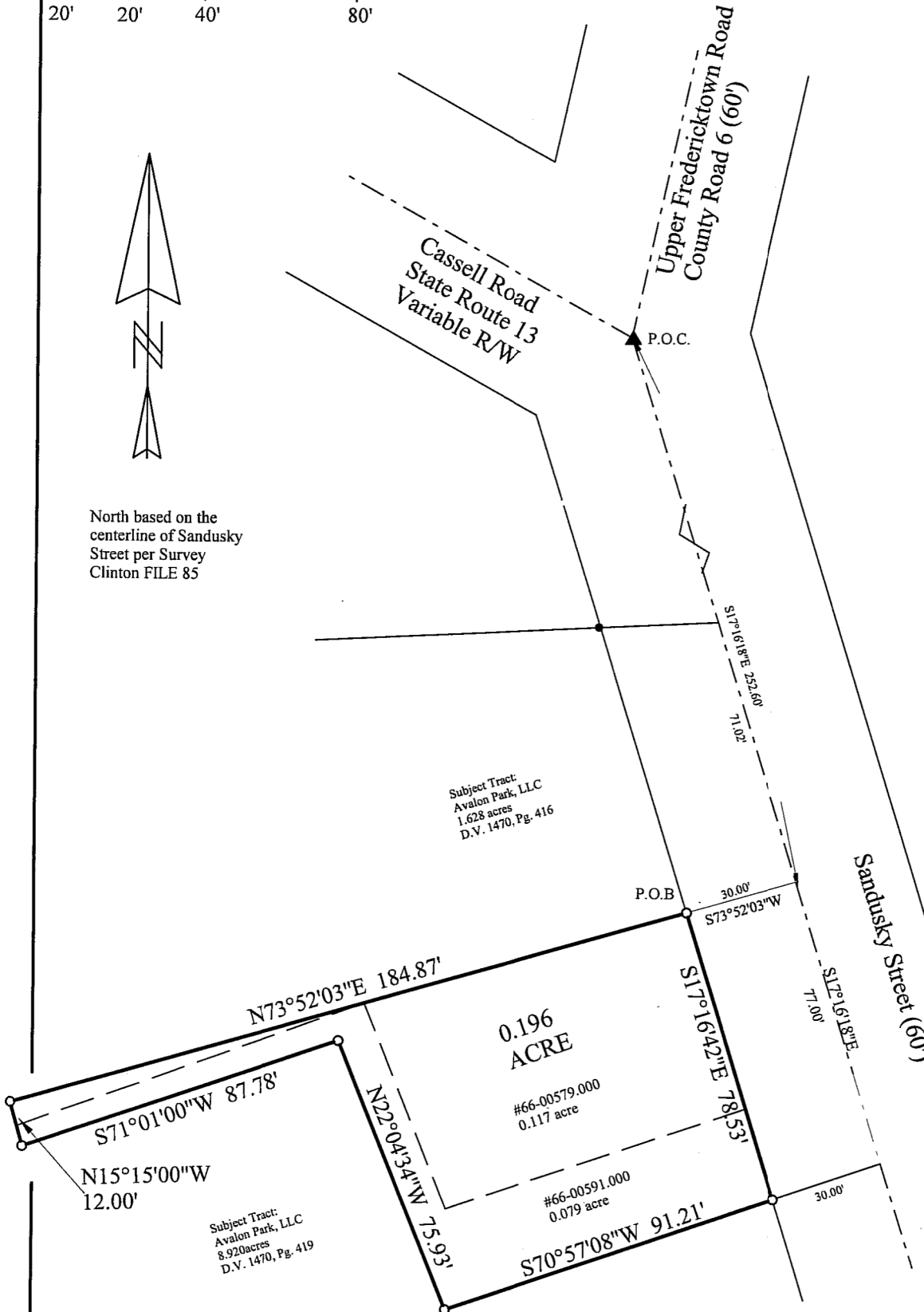
Date: June 23, 2021
Revised: July 26, 2021
Scale: 1" = 40'

20' 20' 40' 80'



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