



Municipal Planning Commission

December 9, 2021

Regular Meeting

Agenda

4:00 PM

CALL TO ORDER

MPC ITEMS

- 2021-MPC-15 : 210 N Sandusky ST Parcel #66-00676.000 - Zoning District Amendment
- 2021-MPC-17 : 602 E Chestnut ST Parcel #66-01102.000 - Zoning District Amendment
- 2021-MPC-19 : Housing Council Appointee

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 12/09/21 4:00 PM

Dept: Municipal Planning Commission

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 3448)

DOC ID: 3448

**2021-MPC-15 : 210 N SANDUSKY ST PARCEL #66-00676.000 - ZONING DISTRICT
 AMENDMENT**

Per Codified Ordinance 1156.02(A) a request for a change of district boundaries has been submitted for review by the Municipal Planning Commission.

Description of Request: Ronald E. Ross requests the present zoning district of NC - Neighborhood Commercial be amended to GB - General Business at 210 N Sandusky ST aka PIN 66-00676.000.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone <i>RONALD E. ROSS BOX 320 CENTERBURG, OH. 43011 740-627-1562</i>			
Agent's Name, Address and Phone			
<i>Site Information</i>			
Site Address <i>210 North Sandusky Street</i>		Legal Description <i>Lot 534-543</i> <i>IN BANNINGS ADD TRACT E 186A</i>	
Parcel Number <i>66-00676.000</i>		Deed Volume and Page Number <i>VOLUME 1885 PAGE 469</i>	
<i>Use of Property</i>			
Present Use <i>VACANT</i>		Present Zoning District <i>N.C.</i>	
Proposed Use <i>LEASE</i>		Proposed Zoning District <i>G.B.</i>	
<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: <i>10-19-21</i> By: <i>Ronald E. Ross</i>			
<i>Filing Information</i>			
Filing Date <i>10-20-2021</i>	Fee deposit <i>\$150.00</i>	Date Paid <i>10/20/2021</i>	Receipt Number <i>6661</i>

This form revised 3-9-2006

Attachment: 2021-MPC-15 Application Packet (3448 : 2021-Mpc-15)

To: City Council
Municipal Planning Committee

Enclosed: Property Information
Vicinity Map
State of Ohio L.L.C.

Address: 210 North Sandusky Street

Parcel: 66-00676.000

Legal: Lot 534-543 in Bannings ADD Tract E186A

Deed: Volume 1885 Page 469

Acage: .186

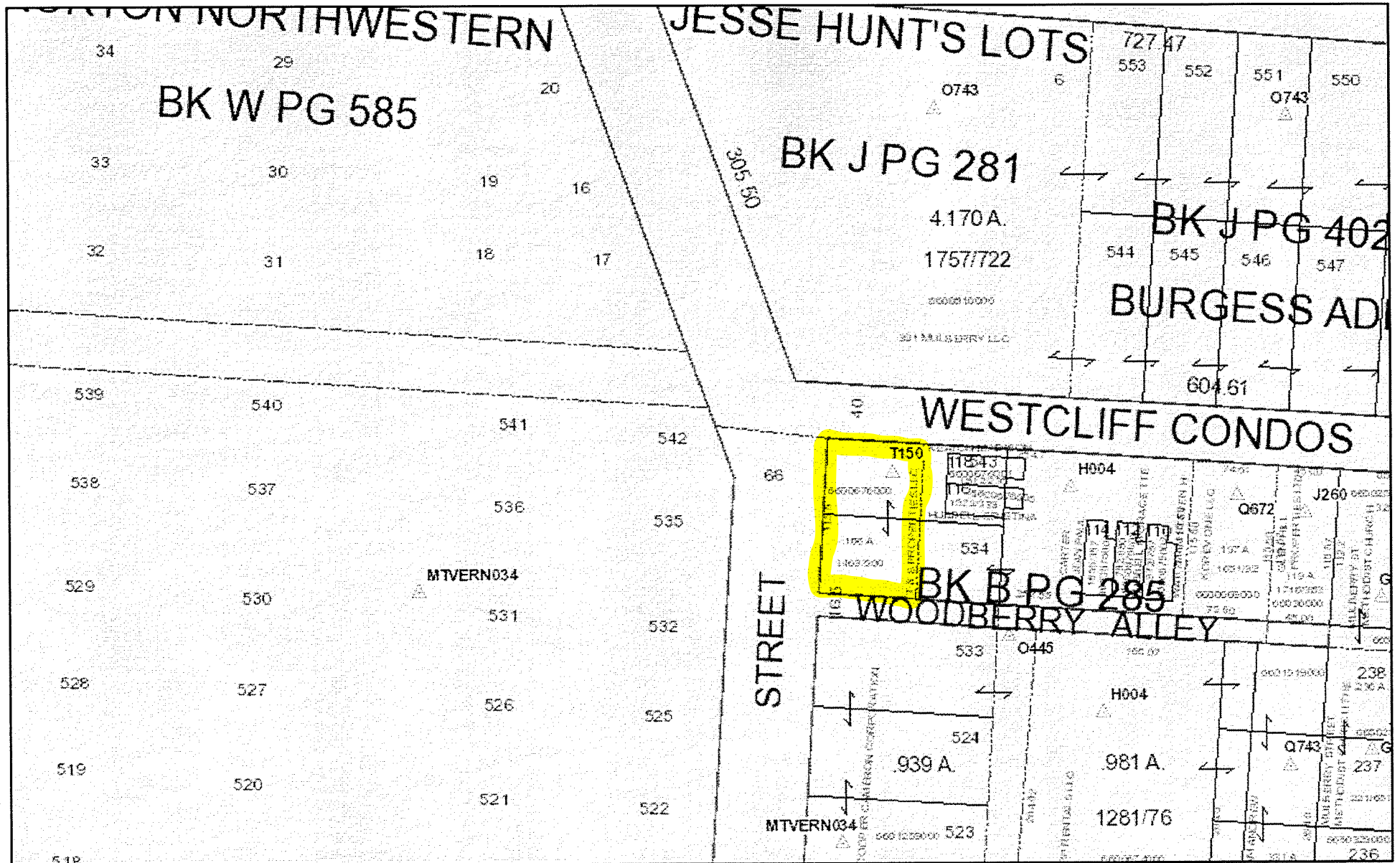
Owner: 210 Sandusky LLC Mari E. Ross
Ronald E. Ross - 740-627-1562

Present Use = Property and Building has been vacant for several years
The only use was an ambulance service

Purpose: I'm requesting property to be zoning changed to General Bus
This parcel is very small and would be very limited to
allowed uses. The purpose would be to have more option
to lease the property to. Being in Auto business my en
career most of my current contacts have been automot
related = Sales, Repairing, Detailing, Renting etc.

This is a great property and location for General Busine
for the City of Mt. Vernon

Adjacent Property: Old SIEMEN Building Across Sandusky and their Parking lot Area
Ailey - Not sure of their zoning, Old Mulberry St School across West
Hamtramick, One Condo behind operated by Mature Tree



October 4, 2021

- 1 inch -
Scale - 1:1,200

1 inch = 100 feet
1 inch = 0.019 miles

Entity#: 4754598
Filing Type: DOMESTIC LIMITED LIABILITY COMPANY
Original Filing Date: 10/04/2021
Location: ---
Business Name: 210 SANDUSKY STREET LLC
Status: Active
Exp. Date: -

Agent/Registrant Information

RON ROSS
 7450 SIMMONS CHURCH ROADPO BOX 320
 CENTERBURG OH 43011
 10/04/2021
 Active

Filings

Filing Type	Date of Filing	Document ID
ARTICLES OF ORGNZTN/DOM. PROFIT LIM.LIAB. CO.	10/04/2021	202127703790

UNITED STATES OF AMERICA
 STATE OF OHIO
 OFFICE OF SECRETARY OF STATE

I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that this is a list of all records approved on this business entity and in the custody of the Secretary of State.



Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 13th of October, A.D. 2021
 Ohio Secretary of State

[Handwritten signature]



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
10/05/2021	202127703790	DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG (LCP)	99.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not treat payment.

210 SANDUSKY STREET LLC
 ATTN: MARI E ROSS
 7450 SIMMONS CHURCH ROAD, PO BOX 320
 CENTERBURG, OH 43011

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Frank LaRose
 4754598

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

210 SANDUSKY STREET LLC

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG

Effective Date: 10/04/2021

Document No(s):

202127703790



United States of America
 State of Ohio
 Office of the Secretary of State

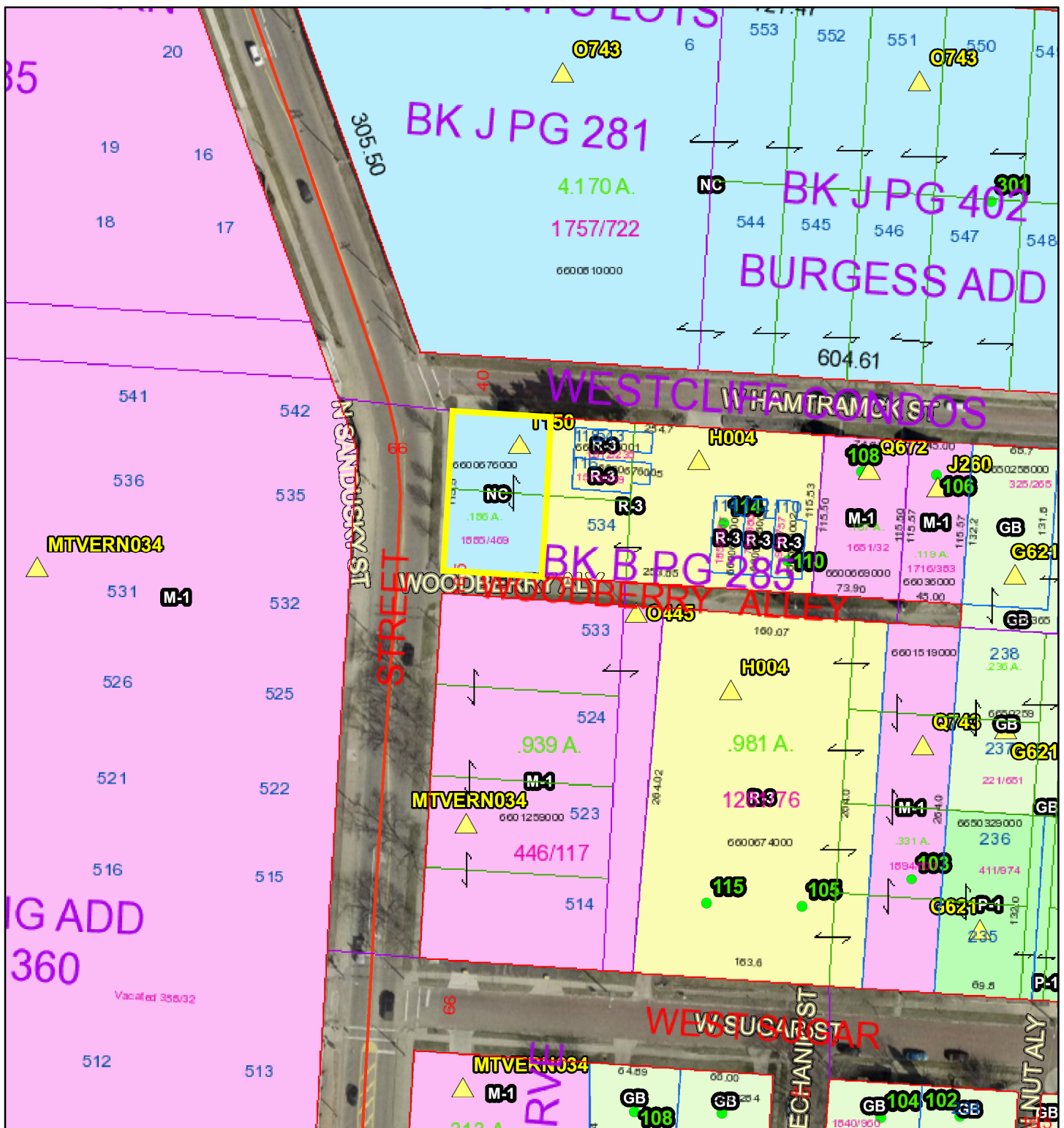
Witness my hand and the seal of the
 Secretary of State at Columbus, Ohio this
 5th day of October, A.D. 2021.

Frank LaRose

Ohio Secretary of State

Attachment: 2021-MPC-15 Application Packet (3448 : 2021-Mpc-15)

210 N Sandusky ST ZONING



December 6, 2021

Scale - 1:1,200

1 inch = 100 feet
1 inch = 0.019 miles

Attachment: 2021-MPC-15 Area Zoning (3448 : 2021-Mpc-15)



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 12/09/21 4:00 PM

Dept: Municipal Planning Commission

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 3449)

DOC ID: 3449

**2021-MPC-17 : 602 E CHESTNUT ST PARCEL #66-01102.000 - ZONING DISTRICT
 AMENDMENT**

Per Codified Ordinance 1156.02(A) a request for a change of district boundaries has been submitted for review by the Municipal Planning Commission.

Description of Request: Joshua Strouse requests the present zoning district of R-1 - Single Family District be amended to R-2 Single and Two Family District at 602 E Chestnut ST aka PIN 66-01102.000.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone Joshua Strouse 310 E Ohio Ave Unit D Mt. Vernon OH 43050			
Agent's Name, Address and Phone 			
<i>Site Information</i>			
Site Address 602 Chestnut Street		Legal Description BR EXR 22 legal	
Parcel Number 666-01102.000		Deed Volume and Page Number 18751613	
<i>Use of Property</i>			
Present Use RR1 Single Family		Present Zoning District R-1	
Proposed Use RR2 Duplex/Multifamily		Proposed Zoning District R-2	
<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: _____ By: _____			
<i>Filing Information</i>			
Filing Date	Fee deposit \$150.00	Date Paid	Receipt Number

This form revised 3-9-2006

Strouse Rentals LLC.
310 E Ohio Ave Apt D.
Mount Vernon, OH 43050

Owned & Managed
by Joshua C. Strouse
(740) 504-2347

11/16/2021

Application for Zoning Amendment:

City of Mount Vernon,

My name is Joshua Strouse and I am the Owner of Strouse Rentals LLC here in Mount Vernon Ohio. I have many rental units here in Mount Vernon and have lived here for the majority of my life. We are lucky to live in quant beautiful honest hard-working community.

The reason I am writing this letter is to propose a zoning variance at the property 602 E. Chestnut St. in Mount Vernon, OH. This building is a large single family building measuring 1800 Sq feet on the first and 1800 Sq feet on the second floor. I recently purchased this building along with 11 other buildings and after giving this some thought, I believe the best use of all this space is to create a duplex. I have checked with Lacie and the engineering office and was informed that we need to request a variance in order to create a multi-unit building.

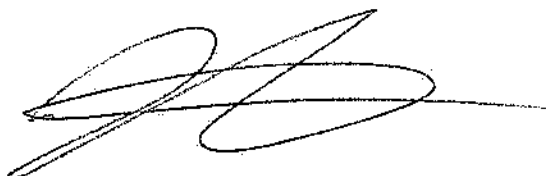
Here are my reasons for asking to convert this single family building to a multi unit.

1. We have a severe housing shortage in Knox County. I get calls literally every day from families seeking housing. Today at 10:41 AM I have received 2 calls this morning and I have 3 voicemails from yesterday that I have not been able to call back. I am 100% full and I communicate regularly with other larger landlords in our community and they are also 100% full. We have a housing shortage.
2. The house literally next door at 604 E Chestnut St is a Duplex. It's not a conversion from a simple family, it was built this way from initial construction. Also, the house two doors west at 600 E Chestnut St is also a duplex. This home appears to be a single family that has been converted. I didn't take the time to look at other buildings in the neighborhood but I sure there are countless other multi-unit buildings.
3. Due to the size of this building, one of two things needs to happen, from my perspective. 1. Which would be my preference, is to allow me to convert this to a duplex and let multiple families live here. 2. A very large family would need to move in. There are six bedrooms in the house. With our population changing, not many families are having this many kids.

I appreciate your consideration.

Thank you,

Joshua Strouse



Owner: Strouse Rentals

310 E. Ohio Ave. Unit D

Mount Vernon, OH 43050

Attachment: 2021-MPC-17 Narrative (3449 : 2021-Mpc-17)

602 E Chestnut ST ZONING



December 6, 2021

- 1 inch -
Scale - 1:1,200

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Knox County, OH; Bruce Harris & Associates



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 12/09/21 4:00 PM

Dept: **Municipal Planning Commission**

Category: N/A

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 3450)

DOC ID: 3450

2021-MPC-19 : HOUSING COUNCIL APPOINTEE

Per Mount Vernon City Ordinance 2021-39 and ORC 3735.69 the Municipal Planning Commission shall appoint a member to the Community Reinvestment Area Housing Council