



MOUNT VERNON
MUNICIPAL PLANNING COMMISSION
MINUTES • NOVEMBER 4, 2021

Special Meeting

Council Chambers

4:00 PM

40 Public Square, Mount Vernon, OH 43050

I. CALL TO ORDER

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

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Mike Hillier; Todd Zimmerman; Margaret Hogle; Dan & Bonnie Hause; Barbara Blubaugh; Ruth A. Wandle; Janet White; Samuel Ray Williams; Janet Thatcher; Sandy Huss; Craig Colopy; Pok White; Brenda Johnston; C R Rowland; Chip McConville; Korey Kidwell; Cynthia Cunningham; Cordelia O Rine Mitchell

II. MINUTES APPROVAL

1. Municipal Planning Commission - Regular Meeting - Sep 9, 2021 4:00 PM

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Austin Swallow, Member
SECONDER:	Robert Drews, Member
AYES:	Starr, Swallow, Drews, Ulery, Dzik, Diehl
ABSTAIN:	Hawkins

III. MPC ITEMS

1. 2021-MPC-11 : 17606-17608 Coshocton Avenue Parcel #66-00814.000 - Lot Split

Mrs. Blankenhorn introduced Case 2021-MPC-11: 17606-17608 Coshocton AVE Parcel #66-00814.000 Lot Split. Chip McConville, Knox County Prosecutor representing the Knox County Commissioners (sworn in) explained the purpose of the lot split is to separate the properties in preparation for a lease purchase agreement with the Village Network. They currently operate the CRC facility that is located on the subject property. The split will allow the Commissioners to move forward with the split. When Mr. McConville attended the November Municipal Planning Commission meeting and there wasn't a quorum he did speak with the City's Safety Service Director, Engineer, and Law Director about the split. The Commissioners understand issues have been brought up by principals of the City concerning ingress and egress easements using the existing driveway; also utility easements - a topic they are still looking into; and an agreement which will allow for shared use of the parking facilities that are affected by the split. The County plans to convey easements on all 3 of those issues prior to any conveyance of the property.

Mr. Swallow asked if there is a time sensitivity to this. Mr. McConville said there is some time sensitivity to finalize the arrangement with the Village Network. Mr. McConville asked for a conditional approval based upon the filing of the items that have been requested.

Mr. Ball, when asked if he saw any other engineering issues, said no Mr. McConville has addressed all of the concerns.

There were no written communications through the Development Services Manager.

The 3 outstanding issues were outlined for clarification: Ingress/Egress Easement; Parking Easement; Utilities Easement.

Mr. Swallow made a motion to conditionally approved the split based on the aforementioned 3 easements being properly documented, reviewed and approved by the City.

RESULT:	ACCEPTED AS MODIFIED [5 TO 0]
MOVER:	Austin Swallow, Member
SECONDER:	Richard Dzik, Member
AYES:	Starr, Swallow, Drews, Ulery, Dzik
ABSTAIN:	Hawkins
EXCUSED:	Diehl

2. 2021-MPC-13 : 770 Upper Fredericktown RD Parcels #66-00919.000 & 66-06928.000 - Lot Split

Mrs. Blankenhorn introduced the case: 2021-MPC-13 770 Upper Fredericktown RD Parcels #66-00919.000 & 66-06928.000 Lot Split

Mr. Korey Kidwell (sworn in) represents the Betty Zimmerman estate. Mrs. Zimmerman's estate was set up to TOD - Transfer on Death to her 3 children. They decided to resurvey the property and split it up into 6 parcels. The southernmost parcel has road frontage on Miller AVE; going north, the next parcel has frontage on Oakway DR; the parcel north of that has frontage on Northridge DR to the east. The smaller parcels on the northwest corner have frontage on Upper Fredericktown RD. There are much smaller lots surrounding the subject property. Zoning will remain R-1.

Mr. Broeren asked if there is anything built on the property currently. There is 1 home on the proposed 1.501-acre parcel.

Mr. Starr asked what the utility situation is. Mr. Ball answered that the City can provide City Utilities to all of the proposed parcels. There is likely an easement for the sanitary sewer force main that runs along the north and east property lines of the subject property.

Mr. Starr asked if anything is known about gas service. Mr. Todd Zimmerman (sworn in) said there is a pipeline that crosses the property. Discussions in the audience said Columbia and Ohio Cumberland have lines in the area. Mr. Zimmerman said the new line that he believes Ohio Cumberland put in is near the shared property line with the church.

Mr. Broeren asked if there are any easements for the gas line with the title work. Mr. Kidwell did not know. There was a discussion about trying to avoid creating a non-buildable lot due to restrictions of an easement. There were no further questions for Mr. Kidwell.

Sandy Huss (sworn in) 112 Northridge DR said she does not want to see the land developed at all because it is a beautiful buffer for the neighborhood. She spoke of the wildlife that inhabit subject property. She questioned whether or not there is actual frontage for each of the proposed parcels. She described the survey creating the parcel access off of Oakway DR as comical. She doesn't think the family has right (ownership) of the property anymore. Ms. Huss said neighbors have mowed the land for 50 years. People have established gardens on the Zimmerman property. One neighbor has a shed on the Zimmerman property.

Mr. Broeren asked Ms. Huss if a suit had been engaged through the Common Pleas Court to take title to the land. She said they are considering doing that. She showed pictures of mowed lawn, essentially extending the properties abutting the Zimmerman property, including someone's trampoline on the Zimmerman property.

Mr. Hawkins asked Ms. Huss if her concern was for only the 2 southern most lots or all of the proposed lots. She thinks the Zimmerman land that has been mowed by others belongs to the people that mow it, not the Zimmerman's because it has been happening for more than 20 years. To answer Mr. Hawkins' question, her concern is with the 3 eastern proposed lots.

Margaret Hogle (sworn in) 211 Miller AVE spoke of the neighbors taking care of the Zimmerman's land adjoining their properties. She said she spent thousands of dollars taking out trees that were hit by lightning so that they wouldn't fall on her house. She is concerned with the access to the lots. She said she is not against dividing the property. She wants to ensure each parcel has proper access. She would like some type of stipulation that condos would not be built.

Mr. Broeren explained, with the current zoning of R-1, condos could not be built on the property. A developer would have to come to the Municipal Planning Commission to request the zoning be changed. Ms. Hogle asked if the deed for each could stipulate it is a single-family lot. Mr. Broeren said that is beyond the authority of the Municipal Planning Commission. She said she understands that and reiterated her concern that low-income housing would be built on the property.

Mr. Starr asked if the proposal does not meet access specifications. Mrs. Blankenhorn said according to R-1 Development Standards the minimum lot width is 75'. It doesn't specifically talk about road frontage. The regulations for a single-family driveway minimum width is 9'. The road right of way of Northridge, Oakway and Miller are each 50' wide, providing more than enough area to install a driveway. All of the proposed lots meet the minimum square footage requirements.

Cordelia Rine Mitchell, 2 Snowden AVE (sworn in) said her parents, Charles & Nellie Billman owned the property she now owns and the lot on the corner of Snowden and Upper Fredericktown RD. 50 years ago, her parents asked the Zimmerman's if they could take care of the property behind their home along Snowden. There is a natural spring on the Zimmerman property that runs down through the adjoining Snowden AVE yards. She is concerned if a home is built on the adjacent property; what are they going to do about the spring and keep it from flowing onto their property even more and flooding them out. She spoke of area flooding during heavy rain events. She wanted to know if there could be someone building up against the back of her garage that sets 10' from the property line. She stated she does not want someone right on top of her. She reiterated the neighbors have been taking care of the land adjacent to theirs for many years. They were given permission to over 50 years ago.

Mr. Dzik asked Mr. Ball about the mentioned spring. If/when it is proposed to build a single-family home on the proposed lot adjacent to Ms. Mitchell's what review would be done in terms of water flow. Mr. Ball said anyone that builds on the property will have to get a stormwater permit and a zoning permit. The plans are reviewed by the Engineering Office. Mr. Ball said there is a 15" storm drain in Upper Fredericktown RD that he would allow a developer or individual home owner to connect to. He asked Mrs. Blankenhorn to explain setbacks required by zoning.

Mrs. Blankenhorn said in R-1, a single-family home has to be 10' from the side property line. A detached accessory structure can be 5' from the side property line.

Ms. Huss said there is no storm drain on her street, only ditches.

Mr. Ball explained the discussion about a storm drain was concerning Upper Fredericktown RD.

Mike Hillier (sworn in) asked for clarification on the survey and whether or not the proposed lots could be broken up further. Mr. Ball said if a developer wanted to break the proposed lots up more, another level of development where they would have to create new roads and ask for those roads to be platted. That is not what is being asked for in the request being heard.

Mr. Ball went on to explain, if a developer wanted to go that route, they would be required to do a flood study and do additional work similar to the development that was recently proposed on Upper Gilchrist RD. A full flood study was done to certify they are not creating any flooding in the immediate area or another area.

Mr. Hillier asked what the required width is for a 2-lane in and out. Mr. Ball said most of the City's very old brick streets range from 19-20' wide.

Mr. Hillier asked about lots 1-6 along Upper Fredericktown RD shown on the survey, mentioning access on to a county road, is there any approval required. Mr. Ball said Upper Fredericktown RD is a county road, but if the City has annexed to the center line of the road, it depends on the exact location of the annexation. There was clarification that lots 1-6 on the survey are already developed, as is the 1.501-acre proposed parcel. The requested split will add 2 additional properties along Upper Fredericktown RD.

Mr. Swallow asked if the gas easements would be put into the new title work. Mrs. Blankenhorn explained a

deed will reference past easements, but it doesn't specifically spell out what they are. Mr. Broeren said generally the title search will pick up things like that, especially the newer ones. The title work was not submitted to the City.

Mr. Ball clarified a driveway can be placed on top of a sewer line or a gas line. The easements would not prevent the construction of a driveway.

Craig Colopy, 300 Kimberley DR (sworn in) said he is not against the parcel split. His concern is that he was not made aware of the meeting. He did not receive notice that this meeting was taking place. Mr. Broeren asked where Mr. Colopy's property is, using the subject survey as a guide. Mr. Colopy's property is on the south side of Kimberley DR. Mrs. Blankenhorn explained notifications are sent to all adjoining property owners, to the subject property, plus it was published in the newspaper. Mr. Colopy said his bigger concern has been addressed limiting what can be built on the property. He doesn't want multi-family, only single-family homes. Mr. Dzik interjected, the request being considered today is whether or not the proposed lots are acceptable for single-family residential lots.

Barbara Blubaugh, co-owner of 116 Oakway DR (sworn in) worked with Mrs. Zimmerman and asked her if she would consider selling an extra lot from the larger property. Mrs. Zimmerman declined to sell, but told Ms. Blubaugh she could use the property. Ms. Blubaugh has a shed on the Zimmerman property. She is concerned if a developer wants to put in a road to further develop the Zimmerman property can they make you sell some of your property. Mr. Broeren said if anything besides a single-family home is proposed they would have to request a zoning change, and a plan would have to be presented. It was pointed out Oakway DR is platted at 50' and the proposed lot has 60' of width where a driveway would be placed behind lots 10-12 on Clearview DR.

Mr. Kidwell further commented on the gas line. Likely it is a blanket easement. Simply having a gas line does not restrict development. We drive over utilities everywhere. If necessary, utility lines are relocated all the time.

Mr. Dzik asked Mr. Ball and Mrs. Blankenhorn what their level of concern is with the gas lines crossing the property. Mr. Ball said when the size of the proposed lots is compared to a standard city lot, they are substantially larger. You will potentially have plenty of room to situate a single-family residence and garage and avoid a service level gas line. He doesn't think they are large transmission mains.

Mr. Drews explained another option that could be happening is if there is not a lot split the 15 acres could be placed for sale with more potential for a developer to come in, put a road off of Upper Fredericktown RD and put as many houses in the area as they possibly can. The lot split proposal helps maintain some of the environment that the neighbors are so fond of. A developer could still buy all of the lots. The Commission cannot help the neighboring property owners that have been using the Zimmerman property for years. That will have to be dealt with separately. The Commission is looking at whether the proposed split is sensible.

There were no communications concerning the request through the Development Services Manager.

Mr. Drews made a motion to accept the lot split as proposed.

Mr. Dzik echoed Mr. Drews' comments, the property could be sold as a whole to a developer to put in roads and additional houses. He encourages the Zimmerman family to work with the neighbors to try and make them happy. At the end of the day Zimmerman's have rights to the property that they own.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Robert Drews, Member
SECONDER:	Richard Dzik, Member
AYES:	Starr, Swallow, Drews, Ulery, Dzik
ABSTAIN:	Hawkins
EXCUSED:	Diehl

IV. DISCUSSION - HOUSING COUNCIL

City Council recently passed legislation for a Community Reinvestment Area (CRA) to provide incentives for new

builds and renovations and restoration in Historical Districts. The legislation requires a Housing Council be appointed. City Council appoints 2 members; the Mayor appoints 2 members; the Municipal Planning Commission appoints 1 member. Those 5 will appoint 2 additional members. The duties of the housing council will be distributed to the MPC members for review.

Mr. Dzik asked if a member of the Planning Commission can be appointed. Mr. Broeren said there are no restrictions as to who the member should or should not be. Mr. Ball asked if they have to live in the City. Mr. Broeren said he thinks the 2 members appointed by the Housing Council have to live in the city, but he is not sure about the initial 5 appointees. That will be clarified prior to the next meeting.

V. ADJOURN

1. Adjourn Motion

Mr. Drews made a motion to adjourn the meeting, Mr. Swallow seconded and the meeting was adjourned at 5:14 PM.

RESULT:	APPROVED [5 TO 0]
AYES:	Starr, Swallow, Drews, Ulery, Dzik
ABSTAIN:	Hawkins
EXCUSED:	Diehl



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 11/04/21 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3417)

DOC ID: 3417

2021-MPC-11 : 17606-17608 COSHOCTON AVENUE PARCEL #66-00814.000 - LOT SPLIT

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: The Board of Knox County, Ohio Commissioners requests a land subdivision of Parcel #66-00814.000. They wish to divide 3.741 acres from the existing 45.863-acre parcel. This will separate the facilities currently known as The Village Network from the remaining county facilities.

COMMENTS - Current Meeting:

Mrs. Blankenhorn introduced Case 2021-MPC-11: 17606-17608 Coshocton AVE Parcel #66-00814.000 Lot Split.

Chip McConville, Knox County Prosecutor representing the Knox County Commissioners (sworn in) explained the purpose of the lot split is to separate the properties in preparation for a lease purchase agreement with the Village Network. They currently operate the CRC facility that is located on the subject property. The split will allow the Commissioners to move forward with the split. When Mr. McConville attended the November Municipal Planning Commission meeting and there wasn't a quorum he did speak with the City's Safety Service Director, Engineer, and Law Director about the split. The Commissioners understand issues have been brought up by principals of the City concerning ingress and egress easements using the existing driveway; also utility easements - a topic they are still looking into; and an agreement which will allow for shared use of the parking facilities that are affected by the split. The County plans to convey easements on all 3 of those issues prior to any conveyance of the property.

Mr. Swallow asked if there is a time sensitivity to this. Mr. McConville said there is some time sensitivity to finalize the arrangement with the Village Network. Mr. McConville asked for a conditional approval based upon the filing of the items that have been requested.

Mr. Ball, when asked if he saw any other engineering issues, said no Mr. McConville has addressed all of the concerns.

There were no written communications through the Development Services Manager.

The 3 outstanding issues were outlined for clarification: Ingress/Egress Easement; Parking Easement; Utilities Easement.

Mr. Swallow made a motion to conditionally approved the split based on the aforementioned 3 easements being properly documented, reviewed and approved by the City.

RESULT: **ACCEPTED AS MODIFIED [5 TO 0]**
MOVER: Austin Swallow, Member
SECONDER: Richard Dzik, Member
AYES: Starr, Swallow, Drews, Ulery, Dzik
ABSTAIN: Todd Hawkins
EXCUSED: 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: Board of Knox County, Ohio Commissioners Email: jasonbooth@co.knox.oh.us

Address: 117 East High Street, Mount Vernon, Ohio 43050

Telephone: 740-393-6703 Fax: _____

Grantor:

Name: Board of Knox County, Ohio Commissioners Email: jasonbooth@co.knox.oh.us

Address: 117 East High Street, Mount Vernon, Ohio 43050

Telephone: 740-393-6703 Fax: _____

Grantee:

Name: Board of Knox County, Ohio Commissioners Email: jasonbooth@co.knox.oh.us

Address: 117 East High Street, Mount Vernon, Ohio 43050

Telephone: 740-393-6703 Fax: _____

Site Information:

Address: 11660 Upper Gilchrist Road, Mount Vernon, Ohio 43050

Township in which transfer is to take place: Monroe

Zoning classification of proposed lot: P-1

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: Lot Split Application (3417 : 2021-Mpc-11)

LEGAL DESCRIPTION FOR:
The Board of Knox County Commissioners
3.741 ACRES
August 2021

The following real estate, situate in the Northeast Quarter of Section 24, Quarter 3, Township 7 North, Range 12 West, City of Mount Vernon, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a 5/8" iron pin found at the northeast corner the Northeast Quarter of Section 24;

thence along the north line of Section 24 North 87 deg. 39' 54" West 1479.36 feet to the centerline of Coshocton Road (U.S. Route 36) (variable R/W) at the northwest corner of a 1.200 acre tract (Hospice of Knox County, D.V. 975, Pg. 763);

thence along the centerline of Coshocton Road South 45 deg. 51' 20" West 60.25 feet and being the northwest corner and beginning point of the tract herein described;

thence through grantors 59.079 acres (The Board of Knox County Commissioners, D.V. 132, Pg. 81) the following 12 courses;

- 1- South 38 deg. 53' 45" East, passing through a 5/8" iron pin set at 30.00 feet, a total of 88.74 feet to a 5/8" iron pin set;
- 2- South 52 deg. 44' 59" East 226.67 feet to a 5/8" iron pin set;
- 3- South 54 deg. 42' 47" East 406.84 feet to a 5/8" iron pin set;
- 4- South 3 deg. 59' 14" West 224.63 feet to a 5/8" iron pin set;
- 5- South 68 deg. 39' 26" East 81.91 feet to a 5/8" iron pin set;
- 6- South 4 deg. 23' 01" East 187.33 feet to a 5/8" iron pin set;
- 7- North 64 deg. 02' 33" West 394.97 feet to a 5/8" iron pin set;
- 8- North 42 deg. 13' 58" West 159.71 feet to a 5/8" iron pin set;
- 9- North 42 deg. 18' 12" East 287.40 feet to a 5/8" iron pin set;

10- North 54 deg. 42' 47" West 193.84 feet to a 5/8" iron pin set;

11-North 52 deg. 44' 59" West 254.23 feet to a 5/8" iron pin set;

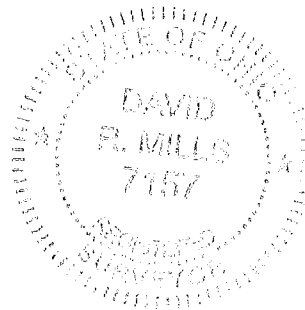
12- North 45 deg. 04' 45" West, passing through a 5/8" iron pin set at 60.15 feet, a total of 90.15 feet to the centerline of Coshocton Road;

Thence along the centerline of Coshocton Road North 45 deg. 51' 20" East 70.00 feet to the point of beginning, containing 3.741 acres, as surveyed in August 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the north line of the Northeast Quarter of Section 24 per Survey Record Volume R, page 608. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel # 66-00814.000. Deed Volume 132, Page 81.



David R. Mills Surveyor # 7157
Date: August 13, 2021



Attachment: Lot Split Application (3417 : 2021-Mpc-11)

General Warranty Deed

The Board of County Commissioners of Knox County, Ohio, grant with general warranty covenants, to the Board of County Commissioners of Knox County, Ohio, whose mailing address is 117 East High Street, Mount Vernon, Ohio 43050, the following real property:

The following real estate, situate in the Northeast Quarter of Section 24, Quarter 3, Township 7 North, Range 12 West, City of Mount Vernon, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a 5/8" iron pin found at the northeast corner of the Northeast Quarter of Section 24;

Thence along the north line of Section 24 North 87 deg. 39' 54" West 1479.36 feet to the centerline of Coshocton Road (U.S. Route 36) (variable R/W) at the northwest corner of a 1.200 acre tract (Hospice of Knox County, D.V. 975, Pg. 763);

Thence along the centerline of Coshocton Road South 45 deg. 51' 20" West 60.25 feet and being the northwest corner and beginning point of the tract herein described;

Thence through grantors 59.079 acres (The Board of Knox County Commissioners, D.V. 132, Pg. 81) the following 12 courses;

1- South 38 deg. 53' 45" East, passing through a 5/8" iron pin set at 30.00 feet, a total of 88.74 feet to a 5/8" iron pin set;

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Part of Parcel # 66-00814.000. Deed Volume 132, Page 81.

Prior Instrument Reference: Book 132, Page 81

Commonly Known As: 11660 Upper Gilchrist Road, Mount Vernon, Ohio 43050

Executed this _____ day of _____, 2021.

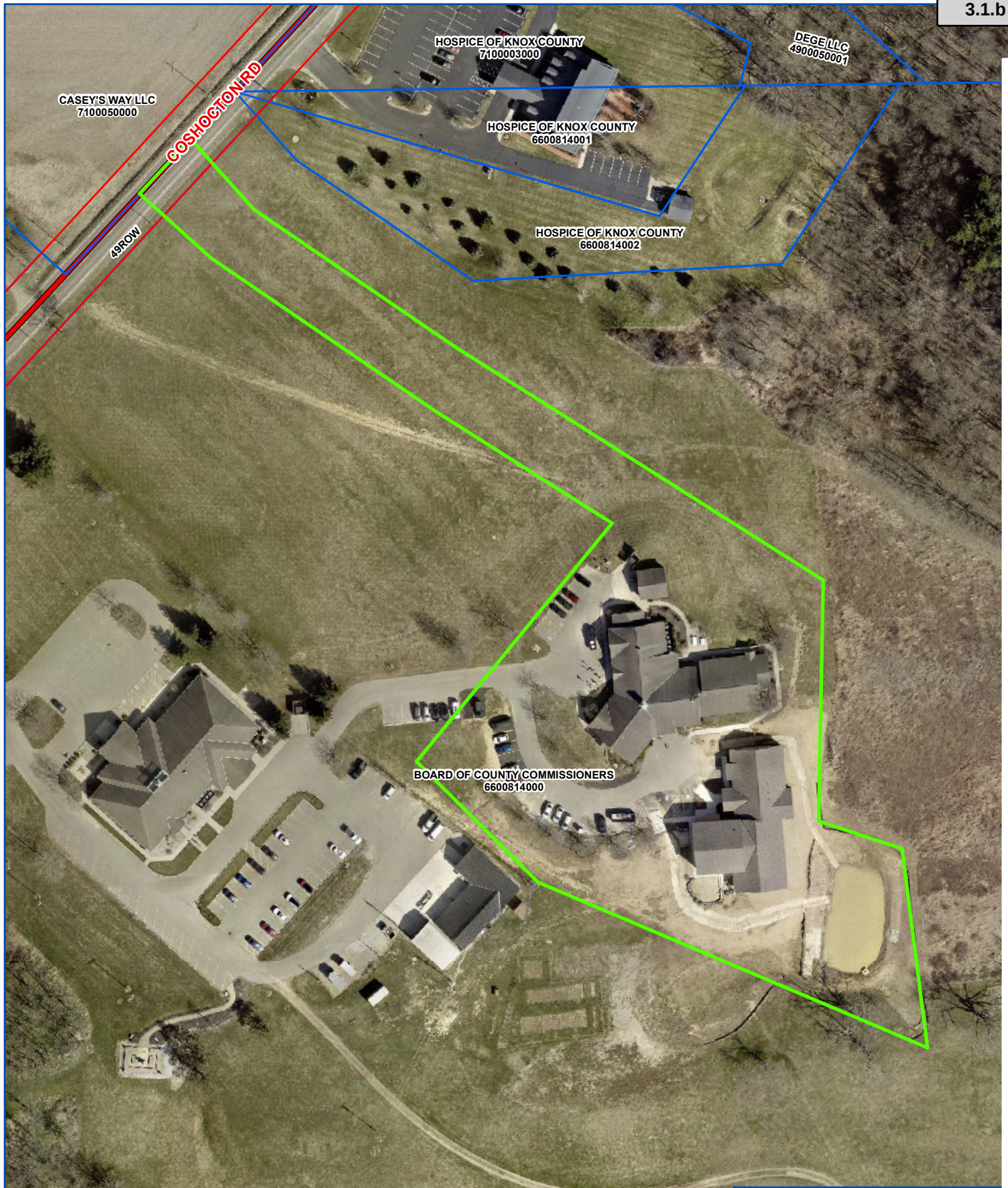
By: _____
Bill Pursel, Knox County Commissioner

STATE OF OHIO }
 } SS:
COUNTY OF KNOX }

On this _____ day of _____, 2021, personally appeared Bill Pursel of Knox County, Ohio, who acknowledged that he did voluntarily and officially sign the foregoing Deed for the uses and purposes expressed.

Notary Public

Attachment: Lot Split Application (3417 : 2021-Mpc-11)



1 inch = 120 feet March 2021 Aerial Photo

Legend

- Proposed 3.741 Acre Split
- Road ROW
- Parcel Boundary



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 11/04/21 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3425)

DOC ID: 3425

2021-MPC-13 : 770 UPPER FREDERICKTOWN RD PARCELS #66-00919.000 & 66-06928.000 - LOT SPLIT

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: The estate of Betty E Zimmerman requests a land subdivision of Parcels #66-00919.000 (15.426-acres) & #66-06928.000 (.425-acre).

The request is for the 15.426-acres parcel and .425-acre parcel to be divided into 6 separate parcels ranging from 1.501-acres to 4.739-acres.

Exhibit A proposes a 1.317-acres parcel with access from Upper Fredericktown RD

Exhibit B proposes a 1.296-acres parcel with access from Upper Fredericktown RD

Exhibit C proposes a 2.545-acres parcel with access from Miller AVE, and located north of properties on Kimberley AVE

Exhibit D proposes a 4.547-acres parcel with access from Oakway DR, and located east of properties on Upper Fredericktown RD and west of properties on Clearview DR

Exhibit E proposes a 1.501-acres parcel that includes parcel #66-06928.000, a .425-acre parcel with a home on it, and adding 1.076 acres from the larger parcel #66-00919.000.

Exhibit F proposes a 4.739-acres parcel with access from Northridge DR, and located east of the proposed parcels along Upper Fredericktown RD, south and west of properties on Snowden AVE and west of property on Mansfield RD and Northridge DR.

Refer to the accompanying survey and legal descriptions for additional details.

COMMENTS - Current Meeting:

Mrs. Blankenhorn introduced the case: 2021-MPC-13 770 Upper Fredericktown RD Parcels #66-00919.000 & 66-06928.000 Lot Split

Mr. Korey Kidwell (sworn in) represents the Betty Zimmerman estate. Mrs. Zimmerman's estate was set up to TOD - Transfer on Death to her 3 children. They decided to resurvey the property and split it up into 6 parcels. The southern most parcel has road frontage on Miller AVE; going north, the next parcel has frontage on Oakway DR; the parcel north of that has frontage on Northridge DR to the east. The smaller parcels on the northwest corner have

frontage on Upper Fredericktown RD. There are much smaller lots surrounding the subject property. Zoning will remain R-1.

Mr. Broeren asked if there is anything built on the property currently. There is 1 home on the proposed 1.501-acre parcel.

Mr. Starr asked what the utility situation is. Mr. Ball answered that the City can provide City Utilities to all of the proposed parcels. There is likely an easement for the sanitary sewer force main that runs along the north and east property lines of the subject property.

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There were no further questions for Mr. Kidwell.

Sandy Huss (sworn in) 112 Northridge DR said she does not want to see the land developed at all because it is a beautiful buffer for the neighborhood. She spoke of the wildlife that inhabit subject property. She questioned whether or not there is actual frontage for each of the proposed parcels. She described the survey creating the parcel access off of Oakway DR as comical. She doesn't think the family has right (ownership) of the property anymore. Ms. Huss said neighbors have mowed the land for 50 years. People have established gardens on the Zimmerman property. One neighbor has a shed on the Zimmerman property.

Mr. Broeren asked Ms. Huss if a suit had been engaged through the Common Pleas Court to take title to the land. She said they are considering doing that. She showed pictures of mowed lawn, essentially extending the properties abutting the Zimmerman property, including someone's trampoline on the Zimmerman property.

Mr. Hawkins asked Ms. Huss if her concern was for only the 2 southern most lots or all of the proposed lots. She thinks the Zimmerman land that has been mowed by others belongs to the people that mow it, not the Zimmerman's because it has been happening for more than 20 years. To answer Mr. Hawkins' question, her concern is with the 3 eastern proposed lots.

Margaret Hogle (sworn in) 211 Miller AVE spoke of the neighbors taking care of the Zimmerman's land adjoining their properties. She said she spent thousands of dollars taking out trees that were hit by lightening so that they wouldn't fall on her house. She is concerned with the access to the lots. She said she is not against dividing the property. She wants to ensure each parcel has proper access. She would like some type of stipulation that condos would not be built.

Mr. Broeren explained, with the current zoning of R-1, condos could not be built on the property. A developer would have to come to the Municipal Planning Commission to request the zoning be changed. Ms. Hogle asked if the deed for each could stipulate it is a single-family lot. Mr. Broeren said that is beyond the authority of the Municipal Planning Commission. She said she understands that and reiterated her concern that low-income housing would be built on the property.

Mr. Starr asked if the proposal does not meet access specifications. Mrs. Blankenhorn said according to R-1 Development Standards the minimum lot width is 75'. It doesn't specifically talk about road frontage. The regulations for a single-family driveway minimum width is 9'. The road right of way of Northridge, Oakway and Miller are each 50' wide, providing more than enough area to install a driveway. All of the proposed lots meet the minimum square footage requirements.

Cordelia Rine Mitchell, 2 Snowden AVE (sworn in) said her parents, Charles & Nellie Billman owned the property she now owns and the lot on the corner of Snowden and Upper Fredericktown RD. 50 years ago, her parents asked the Zimmermans if they could take care of the property behind their home along Snowden. There is a natural spring on the Zimmerman property that runs down through the adjoining Snowden AVE yards. She is concerned if a home is built on the adjacent property; what are they going to do about the spring and keep it from flowing onto their property even more and flooding them out. She spoke of area flooding during heavy rain events. She wanted to know if there could be someone building up against the back of her garage that sets 10' from the property line. She stated she does not want someone right on top of her. She reiterated the neighbors have been taking care of the land adjacent to theirs for many years. They were given permission to over 50 years ago.

Mr. Dzik asked Mr. Ball about the mentioned spring. If/when it is proposed to build a single family home on the proposed lot adjacent to Ms. Mitchell's what review would be done in terms of water flow. Mr. Ball said anyone that builds on the property will have to get a stormwater permit and a zoning permit. The plans are reviewed by the Engineering Office. Mr. Ball said there is a 15" storm drain in Upper Fredericktown RD that he would allow a developer or individual home owner to connect to. He asked Mrs. Blankenhorn to explain setbacks required by zoning.

Mrs. Blankenhorn said in R-1, a single-family home has to be 10' from the side property line. A detached accessory structure can be 5' from the side property line.

Ms. Huss said there is no storm drain on her street, only ditches.

Mr. Ball explained the discussion about a storm drain was concerning Upper Fredericktown RD.

Mike Hillier (sworn in) asked for clarification on the survey and whether or not the proposed lots could be broken up further. Mr. Ball said if a developer wanted to break the proposed lots up more, another level of development where they would have to create new roads and ask for those roads to be platted. That is not what is being asked for in the request being heard.

Mr. Ball went on to explain, if a developer wanted to go that route, they would be required to do a flood study and do additional work similar to the development that was recently proposed on Upper Gilchrist RD. A full flood study was done to certify they are not creating any flooding in the immediate area or another area.

Mr. Hillier asked what the required width is for a 2-lane in and out. Mr. Ball said most of the City's very old brick streets range from 19-20' wide.

Mr. Hillier asked about lots 1-6 along Upper Fredericktown RD shown on the survey, mentioning access on to a county road, is there any approval required. Mr. Ball said Upper Fredericktown RD is a county road, but if the City has annexed to the center line of the road, it depends on the exact location of the annexation. There was clarification that lots 1-6 on the survey are already developed, as is the 1.501-acre proposed parcel. The requested split will add 2 additional properties along Upper Fredericktown RD.

Mr. Swallow asked if the gas easements would be put into the new title work. Mrs. Blankenhorn explained a deed will reference past easements, but it doesn't specifically spell out what they are. Mr. Broeren said generally the title search will pick up things like that, especially the newer ones. The title work was not submitted to the City.

Mr. Ball clarified a driveway can be placed on top of a sewer line or a gas line. The easements would not prevent the construction of a driveway.

Craig Colopy, 300 Kimberley DR (sworn in) said he is not against the parcel split. His concern is that he was not made aware of the meeting. He did not receive notice that this meeting was taking place. Mr. Broeren asked where Mr. Colopy's property is, using the subject survey as a guide. Mr. Colopy's property is on the south side of Kimberley DR. Mrs. Blankenhorn explained notifications are sent to all adjoining property owners, to the subject property, plus it was published in the newspaper. Mr. Colopy said his bigger concern has been addressed limiting what can be built on the property. He doesn't want multi-family, only single-family homes.

Mr. Dzik interjected, the request being considered today is whether or not the proposed lots are acceptable for single-family residential lots.

Barbara Blubaugh, co-owner of 116 Oakway DR (sworn in) worked with Mrs. Zimmerman and asked her if she would consider selling an extra lot from the larger property. Mrs. Zimmerman declined to sell, but told Ms. Blubaugh she could use the property. Ms. Blubaugh has a shed on the Zimmerman property. She is concerned if a developer wants to put in a road to further develop the Zimmerman property can they make you sell some of your property. Mr. Broeren said if anything besides a single-family home is proposed they would have to request a zoning change, and a plan would have to be presented. It was pointed out Oakway DR is platted at 50' and the proposed lot has 60' of width where a driveway would be placed behind lots 10-12 on Clearview DR.

Mr. Kidwell further commented on the gas line. Likely it is a blanket easement. Simply having a

gas line does not restrict development. We drive over utilities everywhere. If necessary, utility lines are relocated all the time.

Mr. Dzik asked Mr. Ball and Mrs. Blankenhorn what their level of concern is with the gas lines crossing the property. Mr. Ball said when the size of the proposed lots is compared to a standard city lot, they are substantially larger. You will potentially have plenty of room to situate a single-family residence and garage and avoid a service level gas line. He doesn't think they are large transmission mains.

Mr. Drews explained another option that could be happening is if there is not a lot split the 15 acres could be placed for sale with more potential for a developer to come in, put a road off of Upper Fredericktown RD and put as many houses in the area as they possibly can. The lot split proposal helps maintain some of the environment that the neighbors are so fond of. A developer could still buy all of the lots. The Commission cannot help the neighboring property owners that have been using the Zimmerman property for years. That will have to be dealt with separately. The Commission is looking at whether the proposed split is sensible.

There were no communications concerning the request through the Development Services Manager.

Mr. Drews made a motion to accept the lot split as proposed.

Mr. Dzik echoed Mr. Drews' comments, the property could be sold as a whole to a developer to put in roads and additional houses. He encourages the Zimmerman family to work with the neighbors to try and make them happy. At the end of the day Zimmerman's have rights to the property that they own.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Robert Drews, Member
SECONDER:	Richard Dzik, Member
AYES:	Starr, Swallow, Drews, Ulery, Dzik
ABSTAIN:	Todd Hawkins
EXCUSED:	Eric Diehl

SURVEY FOR: Betty Zimmerman Estate. D.V. 945, Pg. 223, D.V. 1749, Pg. 181.
LOCATION: Part of the Southeast Quarter of Section 22, Quarter 4, Township 7 North,
Range 13 West, City of Mount Vernon, U.S.M.L., Knox County, Ohio

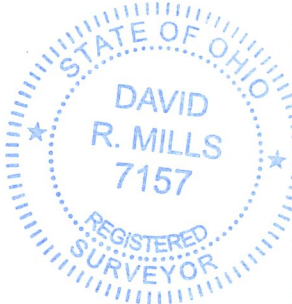
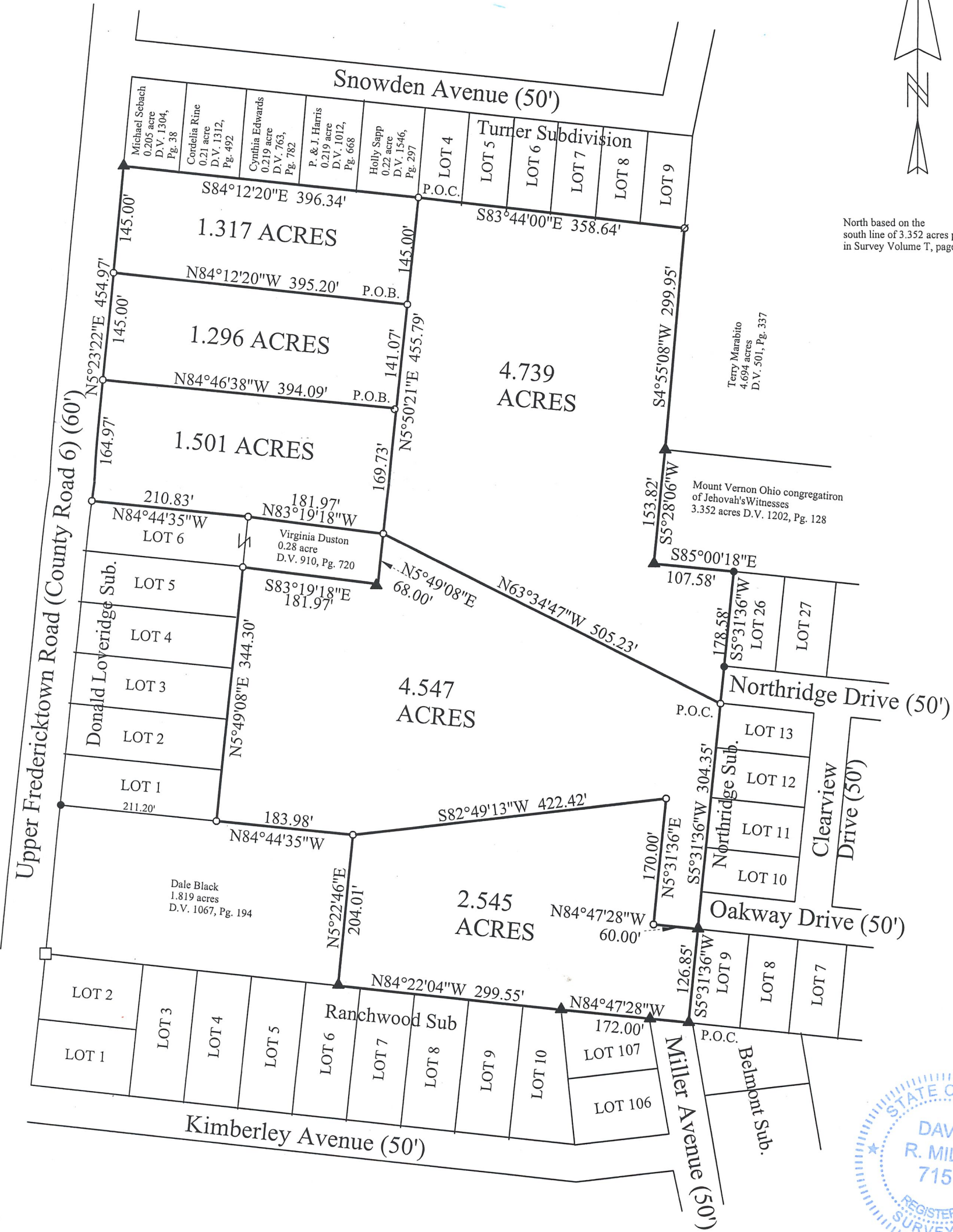
- - Iron Pin Set (5/8" x 30")
Capped Tracy & Mills
- - 5/8" Iron Pin Found
- ▲ - 1/2" Iron Pipe Found
- ∅ - 1" Iron Pipe Found
- - 3/4" Iron Pipe Found

DATE: September 18, 2021
SCALE: 1" = 150'

PARCEL # 66-00919.000
66-06928.000



North based on the
south line of 3.352 acres per
in Survey Volume T, page 167



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



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: Cynthia A. Cunningham Email: Cunningham@Kclaw.ohio.com

Address: 112 N. Main, Mt. Vernon, OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown, OH 43019 - See attached

Telephone: 740-392-2451 Fax: _____

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit A - 1.317 acres

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: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

This is for all 6 requested parcels.

Additional Grantee:

Shelley H. Zimmerman

13090 SW 73rd Avenue Road

Ocala, FL 34473

Rick R. Zimmerman

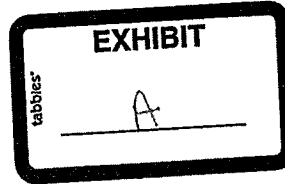
6531 Cougar Drive

Nashville, TN 37209

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
1.317 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 North, Range 13 West, 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 4 of the Turner Subdivision and being the northeast corner and beginning point of the tract herein described;

thence South 5 deg. 50' 21" West 145.00 feet to a 5/8" iron pin set;

thence North 84 deg. 12' 20" West 395.20 feet to a 5/8" iron pin set on the east line of Upper Fredericktown Road (County Road 6) (60');;

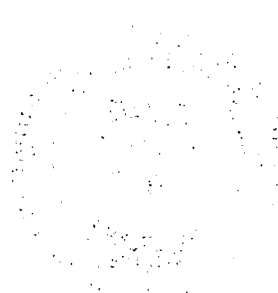
thence along the east line of said road North 5 deg. 23' 22" East 145.00 feet to a 1/2" iron pipe found at the southwest corner of a 0.205 acre tract (Michael Sebach, D.V. 1304, Pg. 38);;

thence along the south line of said tract and the south lines of a 0.21 acre tract (Cordelia Rine, D.V. 1312, Pg. 492) a 0.219 acre tract (Cynthia Edwards, D.V. 763, Pg. 782), a 0.219 acre tract (P. & J. Harris, D.V. 1012, Pg. 668) and a 0.22 acre tract (Holly Sapp, D.V. 1546, Pg. 297) South 84 deg. 12' 20" East 396.34 feet to the point of beginning, containing 1.317 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel # 66-00919.000. Deed Volume 945, Page.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line.

David R. Mills Surveyor # 7157
Date: September 18, 2021





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: Cynthia A. Cunningham Email: Cunningham@Kclawohio.com

Address: 112 N. Main. Mt. Vernon. OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown. OH 43019 - See attached

Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit B - 1.296 Acres

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: _____

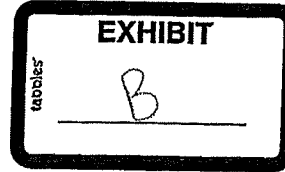
 Zoning Enforcement Officer

Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
1.296 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 North, Range 13 West, 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 4 of the Turner Subdivision;

Thence South 5 deg. 50' 21" West 145.00 feet to a 5/8" iron pin set and being the northeast corner and beginning point of the tract herein described;

thence South 5 deg. 50' 21" West 141.07 feet to a 5/8" iron pin set;

thence North 84 deg. 46' 38" West 394.09 feet to a 5/8" iron pin set on the east line of Upper Fredericktown Road (County Road 6) (60');;

thence along the east line of said road North 5 deg. 23' 22" East 145.00 feet to a 5/8" iron pin set;

thence South 84 deg. 12' 20" East 395.20 feet to the point of beginning, containing 1.296 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel # 66-00919.000. Deed Volume 945, Page 223.

A handwritten signature in black ink, appearing to read "David R. Mills".

David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)



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: Cynthia A. Cunningham Email: Ccunningham@Kelawohio.com

Address: 112 N. Main. Mt. Vernon, OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown, OH 43019 - See attached

Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit C - 2.545 Acres

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: _____

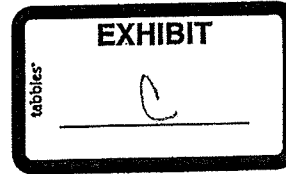
Comments: _____

Zoning Enforcement Officer

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
2.545 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 North, Range 13 West, City of Mount Vernon, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a ½" iron pipe found on the north line of Miller Avenue (50') at the southwest corner of the Northridge Subdivision and being the southeast corner and beginning point of the tract herein described;

thence along the north line of the Belmont Subdivision North 84 deg.47' 28" West 172.00 feet to a ½" iron pipe found at the northwest corner of Lot 107 of the Belmont Subdivision and the northeast corner of the Ranchwood Subdivision;

thence along the north line of said Ranchwood Subdivision North 84 deg.22'04" West 299.55' feet to a ½" iron pipe found at the southeast corner of a 1.819 acre tract (Dale Black, D.V. 1067, Pg. 194);

thence along the east line of said 1.819 acres North 5 deg. 22' 46" East 204.01 feet to a 5/8" iron pin set at the northeast corner of said tract;

thence North 82 deg.49' 13" East 422.42 feet to a 5/8" iron pin set;

thence South 5 deg. 31' 36" West 170.00 feet to a 5/8" iron pin set;

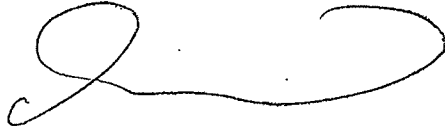
thence South 84 deg. 47' 28" East 60.00 feet to a ½" iron pipe found on the south line of Oakway Drive (50') at the northwest corner of Lot 9 of the Northridge Subdivision;

thence along the west line of the Northridge Subdivision South 5 deg.31' 36" West 126.85 feet to the point of beginning, containing 2.545 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

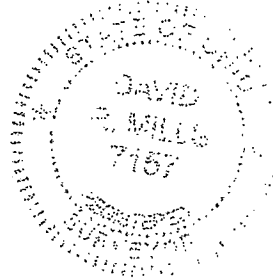
Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

Part of Parcel # 66-00919.000. Deed Volume 945, Page 223.



David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)



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: Cynthia A. Cunningham Email: Cunningham@KelawOhio.com

Address: 112 N. Main. Mt. Vernon, OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown, OH 43019 ~ See attached

Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit D - 4.547 Acres

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: _____

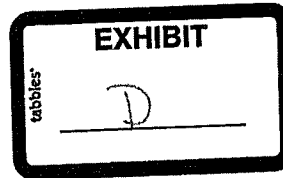
Comments: _____

Zoning Enforcement Officer

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
4.547 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 North, Range 13 West, City of Mount Vernon, U.S.M.L., Knox County, Ohio and being described as follows:

Commencing at a 5/8" iron pin set on the south line of Northridge Drive (50') at the Northwest corner of Lot 13 of the Northridge Subdivision and being the northeast corner and beginning point of the tract herein described;

thence along the west line of the Northridge Subdivision South 5 deg. 31' 36" West 304.35 feet to a 1/2" iron pipe found at on the south line of Oakway Drive (50') at the northwest corner of Lot 9

thence North 84 deg. 47' 28" West 60.00 feet to a 5/8" iron pin set;

thence North 5 deg. 31' 36" East 170.00 feet to a 5/8" iron pin set;

thence South 82 deg. 49' 13" West 422.42 feet to a 5/8" iron pin set at the northeast corner of a 1.819 acre tract (Dale Black, D.V. 1067, Pg. 194);

thence along the north line of said 1.819 acres North 84 deg. 44' 35" West 183.98 feet to a 5/8" iron pin set at the southeast corner of Lot 1 in the Donald Loveridge Subdivision;

thence along the east line of said Loveridge Subdivision North 5 deg. 49' 08" East 344.30 feet to a 5/8" iron pin set at the northeast corner of Lot 5 and the southwest corner of a 0.28 acre tract (Virginia Duston, D.V. 910, Pg. 720);

thence along the south line of said 0.28 acre South 83 deg. 19' 18" East 181.97 feet to a 1/2" iron pipe found at the southeast corner of said tract;

thence along the east line of said 0.28 acre North 5 deg. 49' 08" East 68.00 feet to a 5/8" iron pin set at the northeast corner of said tract;

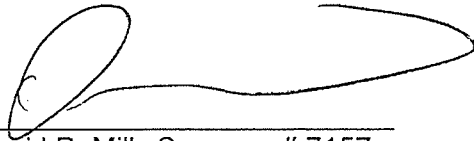
thence South 63 deg. 34' 47" East 505.23 feet to the point of beginning, containing 4.547 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Part of Parcel # 66-00919.000. Deed Volume 945, Page 223.



David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)



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: Cynthia A. Cunningham Email: Cunningham@Kclawohio.com

Address: 112 N. Main. Mt. Vernon, OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown, OH 43019 - See attached

Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit E-1.501 Acres

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

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
1.501 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 North, Range 13 West, 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 4 of the Turner Subdivision;

Thence South 5 deg. 50' 21" West 286.07 feet to a 5/8" iron pin set and being the northeast corner and beginning point of the tract herein described;

thence South 5 deg. 50' 21" West 169.73 feet to a 5/8" iron pin set at the northeast corner of a 0.28 acre tract (Virginia Duston, D.V. 910, Pg. 720);

thence along the north line of said 0.28 acre North 83 deg. 19' 18" West 181.97 feet to a 5/8" iron pin set at the northwest corner of said tract and the northeast corner of Lot 6 of the Donald Loveridge Subdivision;

thence along the north line of Lot 6 North 84 deg. 44' 35" West 210.83 feet to a 5/8" iron pin set on the east line of Upper Fredericktown Road (County Road 6) (60');

thence along the east line of said road North 5 deg. 23' 22" East 164.97 feet to a 5/8" iron pin set;

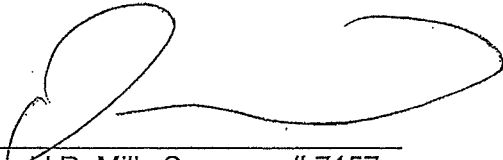
thence South 84 deg. 46' 38" East 394.09 feet to the point of beginning, containing 1.501 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

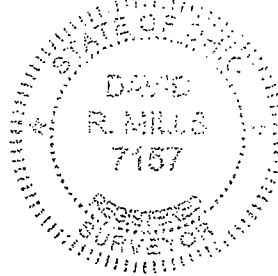
Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

Part of Parcel # 66-00919.000 (1.076 acre) and all of Parcel # 66-06928.000 (0.425 acre).
Deed Volume 945, Page 223 and Deed Volume 1749, Page 181.



David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)



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: Cynthia A. Cunningham Email: Ccunningham@Kelawohio.com

Address: 112 N. Main. Mt. Vernon, OH 43050

Telephone: 740-397-7474 Fax: 740-397-5466

Grantor:

Name: Betty E. Zimmerman Email: Deceased

Address: _____

Telephone: _____ Fax: _____

Grantee:

Name: Todd L. Zimmerman, Shelley H. Zimmerman & Rick R. Zimmerman Email: _____

Address: Todd 770 Upper Fredericktown, OH 43019 ~ See attached

Telephone: 740-392-2451 Fax: _____

(see page 2)

Site Information:

Address: 770 Upper Fredericktown & 0 Upper Fredericktown

Township in which transfer is to take place: City of Mt. Vernon

Zoning classification of proposed lot: Residential

Exhibit F 4.739 acres

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: _____

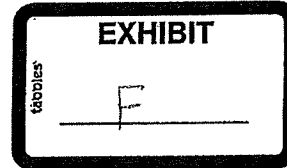
Comments: _____

 Zoning Enforcement Officer

Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

LEGAL DESCRIPTION FOR:
Betty Zimmerman Estate
4.739 ACRES
September 2021



The following real estate, situate in the Southeast Quarter of Section 22, Quarter 4, Township 7 North, Range 13 West, 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 4 of the Turner Subdivision and being the northwest corner and beginning point of the tract herein described;

thence along the south line of the Turner Subdivision South 83 deg. 44' 00" East 358.64 feet to a 1" iron pipe found at the southeast corner of said subdivision;

thence along the west line of a 4.694 acres (Terry Marabito, D.V. 501, Pg. 337) South 4 deg. 55' 08" West 299.95 feet to a 1/2" iron pipe found at the southwest corner of said tract; thence along the west line of a 3.352 acres (Mount Vernon Ohio Congregation of Jehovah's Witnesses, D.V. 1202, Pg. 128) South 5 deg. 28' 06" West 153.82 feet to a 1/2" iron pipe found at the southwest corner of said tract;

thence along the south line of said 3.352 acres South 85 deg. 00' 18" East 107.58 feet to a 5/8" iron pin found at the northwest corner of Lot 26 of the Northridge Subdivision;

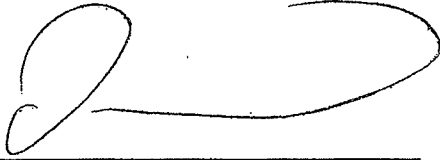
thence along the west line of said subdivision South 5 deg. 31' 36" West 178.58 feet to a 5/8" iron pin set on the south line of Northridge Drive (50') at the northwest corner of Lot 13;

thence North 63 deg. 34' 47" West 505.23 feet to a 5/8" iron pin set at the northeast corner of a 0.28 acre tract (Virginia Duston, D.V. 910, Pg. 720); thence North 5 deg. 50' 21" East 455.79 feet to the point of beginning, containing 4.739 acres, as surveyed in September 2021 by Tracy & Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on the south line of 3.352 acres per Survey Record Volume T, page 167. Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy and Mills.

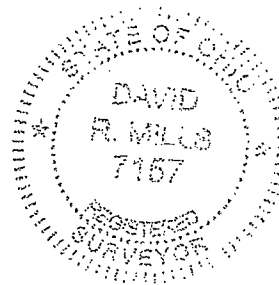
Tracy & Mills, Surveyors

Thomas M. Tracy, PS
1941-2002
David R. Mills, PS

Part of Parcel # 66-00919.000. Deed Volume 945, Page 223.

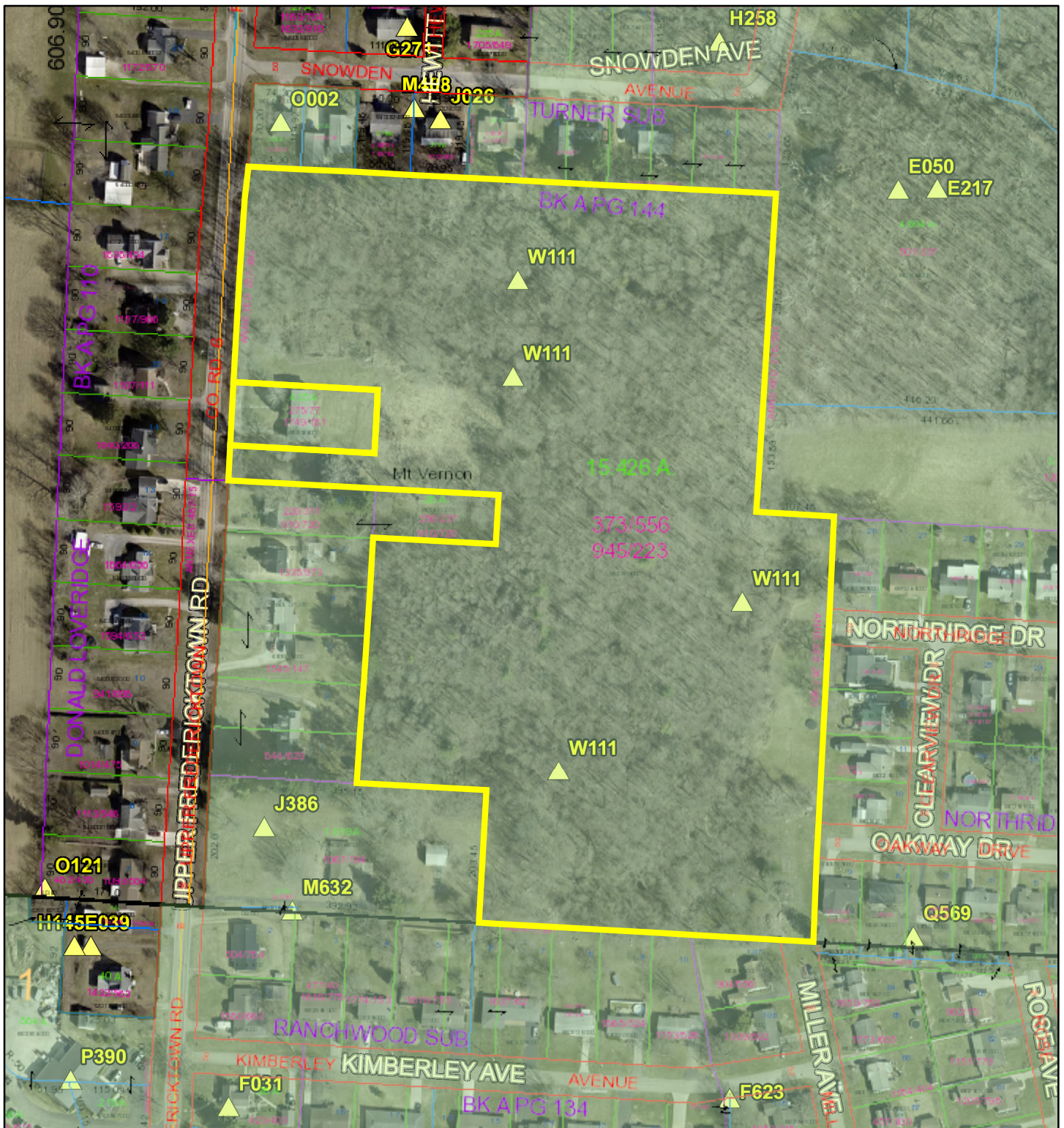


David R. Mills Surveyor # 7157
Date: September 18, 2021



Attachment: 2021-MPC-13 Zimmerman Split Requests (3425 : 2021-Mpc-13)

Zimmerman



October 27, 2021

- 1 inch -
Scale - 1:2,400

1 inch = 200 feet
1 inch = 0.038 miles

Attachment: 2021-MPC-13 Zimmerman property aerial image (3425 : 2021-Mpc-13)