



Municipal Planning Commission

January 11, 2024

Regular Meeting

Agenda

4:00 PM

VIDEO BROADCASTING/RECORDING

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

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Dec 14, 2023 4:00 PM

PUBLIC HEARINGS

- 2024-MPC-01 : Petition to Vacate Alley Adjacent to Potwin ST Between Oak ST and E Gambier ST
- Petition to Vacate alley adjacent to Potwin St between Oak ST and Gambier ST.
- 2024-MPC-02 : Petition to Vacate an Alley Adjacent to E High ST Between Potwin ST and S Catherine ST
- Petition to vacate alley adjacent to E High ST between Potwin ST and S Catherine ST.

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 01/11/24 4:00 PM

Dept: **Municipal Planning Commission**

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 3932)

DOC ID: 3932

**2024-MPC-01 : PETITION TO VACATE ALLEY ADJACENT TO POTWIN ST BETWEEN
OAK ST AND E GAMBIER ST**

Per Codified Ordinance 1155.03(d)(2) a Petition to Vacate has been submitted for review by the Municipal Planning Commission.

Description of Request: Petition to Vacate a 10' by 42' platted, undeveloped alley adjacent to Potwin ST between Oak ST and E Gambier ST.

100 Oak Street
Mount Vernon, OH 43050

January 26, 2023

Clerk of Council's Office
40 Public Square
Mount Vernon, OH 43050

Dear Clerk of Council:

Enclosed please find a petition for vacation of an alley, signed by the property owners whose land would be affected (#5 and 8 on the plat map), and a copy of the plat on which the concerned "10 Alley" appears. (The property owner of #7 already has a fence raised at the end of the alley.)

- a. The alley itself is a grassy, weedy strip that runs between the detached garages of #5 and 8. According to the City Engineer's Office, no public utilities appear on it.
- b. The alley's dimensions are 10' wide by 41.4' long (according to the enclosed plat map).
- c. The map is from Plat Cabinet A, page 74, J. M. Icke's Addition 10.
- d. The property owners on either side of the alley are:

- i. #5, Rebecca Abbott, 100 Oak Street
- ii. #8, Gordon Loveland, 521 East Gambier Street

The property owners behind and kitty-corner to the alley are:

- iii. #6, Robert White, 102 Oak Street
- iv. #7, Ethan and Devon Butterfield, 523 East Gambier Street

The property owners across the street from the alley are:

- v. Mike and Melissa Frazee (across from #5, Rebecca), 111 Potwin Street
 - vi. Tim and Kris Sullivan (across from #8, Gordon), 519 East Gambier Street
- e. Enclosed please find a \$50 filing fee. Costs are being shared between Rebecca Abbott and Gordon Loveland.

Thank you for considering this petition!

Sincerely,



Rebecca Abbott

Attachment: 10-17-23 Oak St alley vacation (3932 : 2024-Mpc-01)

Petition Page 1 of 1 Pages

Mount Vernon, Ohio

Date: January 26, 2023

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

We, the undersigned property owners, owning property on (address) J.M. Ickes Addition 10Respectfully petition your honorable body to pass the necessary legislation to (Ickes Plat 8)vacate the
unused alley behind our two houses.

Name	Address	Phone
1. <u>Rebecca Abbott</u>	<u>100 Oak Street, Mount Vernon</u>	<u>(740) 324-1225</u>
2. <u>Jordan Loveland</u>	<u>521 E. Gambier St Mount Vernon</u>	<u>(216) 333-4773</u>
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Attachment: 10-17-23 Oak St alley vacation (3932 : 2024-Mpc-01)

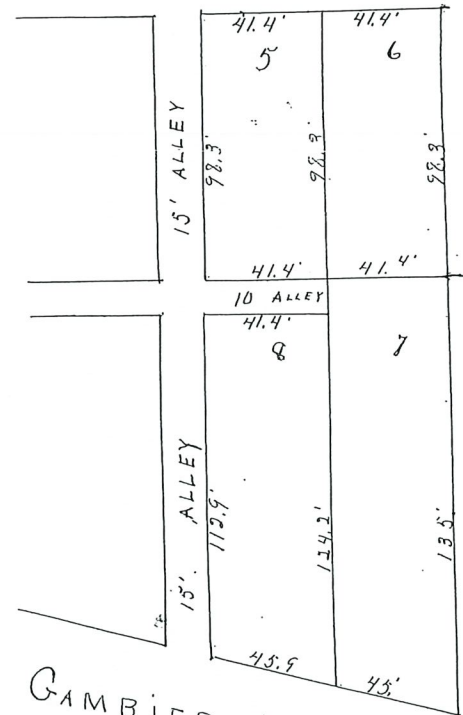
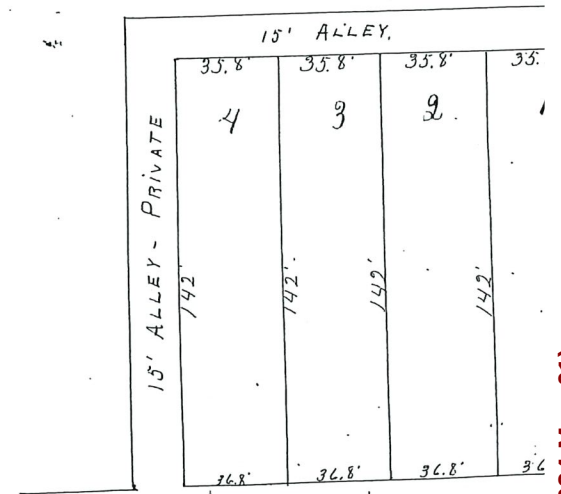
Subdivision:

J. M. ICKE'S ADDITION

4.1.a

Plat cabinet A
page 74

SCALE 50



Attachment: 10-17-23 Oak St alley vacation (3932 : 2024-Mpc-01)

I hereby certify that I surveyed and laid out and the J. M. Icke's addition to the City of Mt. Vernon that the plat is a correct representation and describes the same. The number of the lots and the size of the same, the name of the street and the width of same and the width thereof are all as indicated.

PLAT OF MORTGAGE LOCATION SURVEY
TO: HEARTLAND TITLE AGENCY

C10-0635 GFE
ORDER NO.: X13287
DATE: JULY 15, 2010

DESCRIPTION INFORMATION

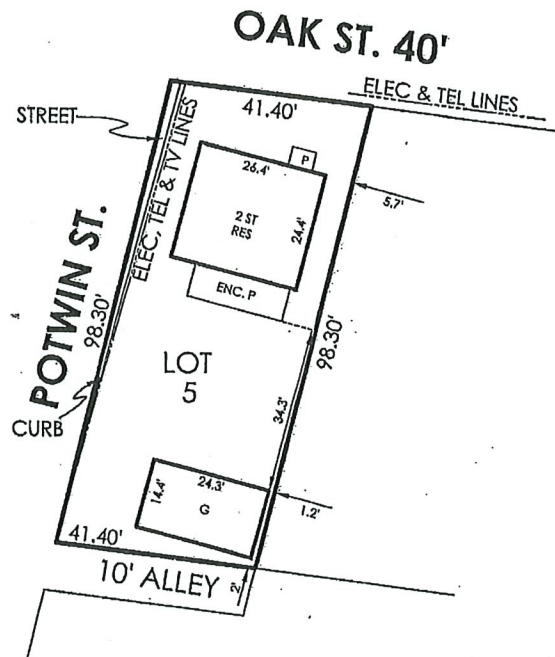
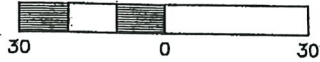
LENDER: FIRST PLACE BANK

LOT(S) NO.: 5

BORROWER: GERALD D. ABBOTT JR.
ADDRESS: 100 OAK ST.
PLAT CABINET: SLEEVE:
SCALE: 1" = 30'

ALLOTMENT: J.M. ICKES ADDN.
CITY: MT. VERNON
COUNTY: KNOX
TOWNSHIP:
SECTION:

RANGE:
(1/4's)



NOTE: ALL BEARINGS AND DISTANCES ON PROPERTY LINES ARE PER RECORD AND NOT OBSERVED UNLESS INDICATED.

THIS SERVICE PROVIDED FOR TITLE COMPANY AND/OR LENDER ONLY, AND MUST NOT BE RELIED ON BY PROPERTY OWNER IN DETERMINING BOUNDARY LINES, SETBACK LINES OR FOR ANY OTHER PURPOSE.

☒ SUBJECT STRUCTURE(S) IS IN ZONE X AS SHOWN ON THE FEDERAL INSURANCE AGENCY, FLOOD HAZARD BOUNDARY MAP NO. 3903110188D.

SV

SV

I HEREBY CERTIFY THAT A MORTGAGE LOCATION SURVEY OF THE ABOVE PREMISES HAS BEEN MADE IN ACCORDANCE WITH CHAPTER 4733-38, (MINIMUM STANDARD FOR MORTGAGE LOCATION SURVEYS IN THE STATE OF OHIO) OF THE ADMINISTRATIVE CODE, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE.

Raymond G. Lenczowski
RAYMOND G. LENCZOWSKI, OHIO REG. SURVEYOR NO. 6687
F.E. KROCK & ASSOCIATES, INC. -- SHELBY, OHIO



City of Mount Vernon Procedure for Street or Alley Vacation

1. Submission of a petition asking for vacation signed by property owners (husband and wife need to sign separately including their address). The completed petition should be returned to the Clerk of Council's Office, 40 Public Square, 740-393-9517 with the following information:
 - a. Description of the property to be vacated on the petition. Provide as much information as possible.
 - b. A survey outlining the area to be vacated (include the dimensions of the vacation).
 - c. Provide the plat book number and page number, the subdivision name, of the property.
 - d. Provide a list of all property owners surrounding the vacation including the properties across the streets and alleys.
 - e. \$50.00 filing fee, any costs incurred over this amount are billed to the to the petitioner.
2. Once submitted to the Clerk of Council the petition is read at the next regular Council meeting where it is referred to the Chair of the Street Committee.
3. The petition may be referred to the Planning Commission for their review.
4. If all the property owners directly abutting the vacation have signed the petition, legislation can be prepared for the next Council meeting for action.

 If all the abutting property owners have not signed the petition, then public notice must be advertised in a newspaper of general circulation on six (6) consecutive occasions (published for six weeks). Once the six publications are complete the request is placed in legislative form, either an ordinance to accept the vacation or a resolution to reject the vacation.
5. Once the legislation is prepared for Council, it may receive up to three (3) separate readings. If the legislation accepts the vacation, then the City will record the appropriate documentation with the Knox County Recorder. If the vacation is rejected, then no further action is taken.

/jrb 04/27/2009

740-324-1255
REBECCA ABBOTT

Attachment: 10-17-23 Oak St alley vacation (3932 : 2024-Mpc-01)

VANCE SURVEYING
15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
PH. (740)397-6296

0.005 ACRES

Being part of a ten foot (10') Alley in J.M. Icke's Addition (P.C. A Slot 74), United States Military Lands, City of Mount Vernon, Knox County, State of Ohio and being more particularly described as follows;

Beginning at a 3/4 inch iron pipe found at the southeast corner of Lot 5 – J.M. Icke's Addition (P.C. A Slot 74); thence South 09 degrees 31 minutes 09 seconds West along the west line of Lot 7 – J.M. Icke's Addition, the westerly boundary of Robert White (O.R. 1764 P. 800), a distance of 5.05 feet to a 5/8 inch iron pin set and being the true place of beginning;

Thence from the true place of beginning South 09 degrees 31 minutes 09 seconds West along the west line of Lot 7 – J.M. Icke's Addition, the westerly boundary of Robert Smith (O.R. 1764 P. 800), a distance of 5.05 feet to a 5/8 inch iron pin set;

Thence North 85 degrees 29 minutes 56 seconds West along the north line of Lot 8 - J.M. Icke's Addition, the northerly boundary of Gordon G. Loveland III (O.R. 1646 P. 663), a distance of 42.66 feet to a mag nail set on the east line of Potwin Street (24');

Thence North 10 degrees 47 minutes 39 seconds East along the east line of Potwin Street a distance of 5.03 feet to a mag nail set;

Thence South 85 degrees 32 minutes 32 seconds East across said 10 foot Alley a distance of 42.55 feet to the place of beginning - containing 0.005 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in December, 2023. Bearings basis: Ohio State Plane Coordinates, North Zone and North American datum of 1983 (NSRS 2007). All pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 7922"

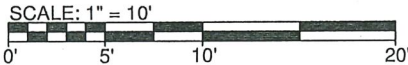
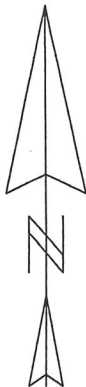
Samuel R. Vance
 Registered Surveyor No. 7922

December 4, 2023

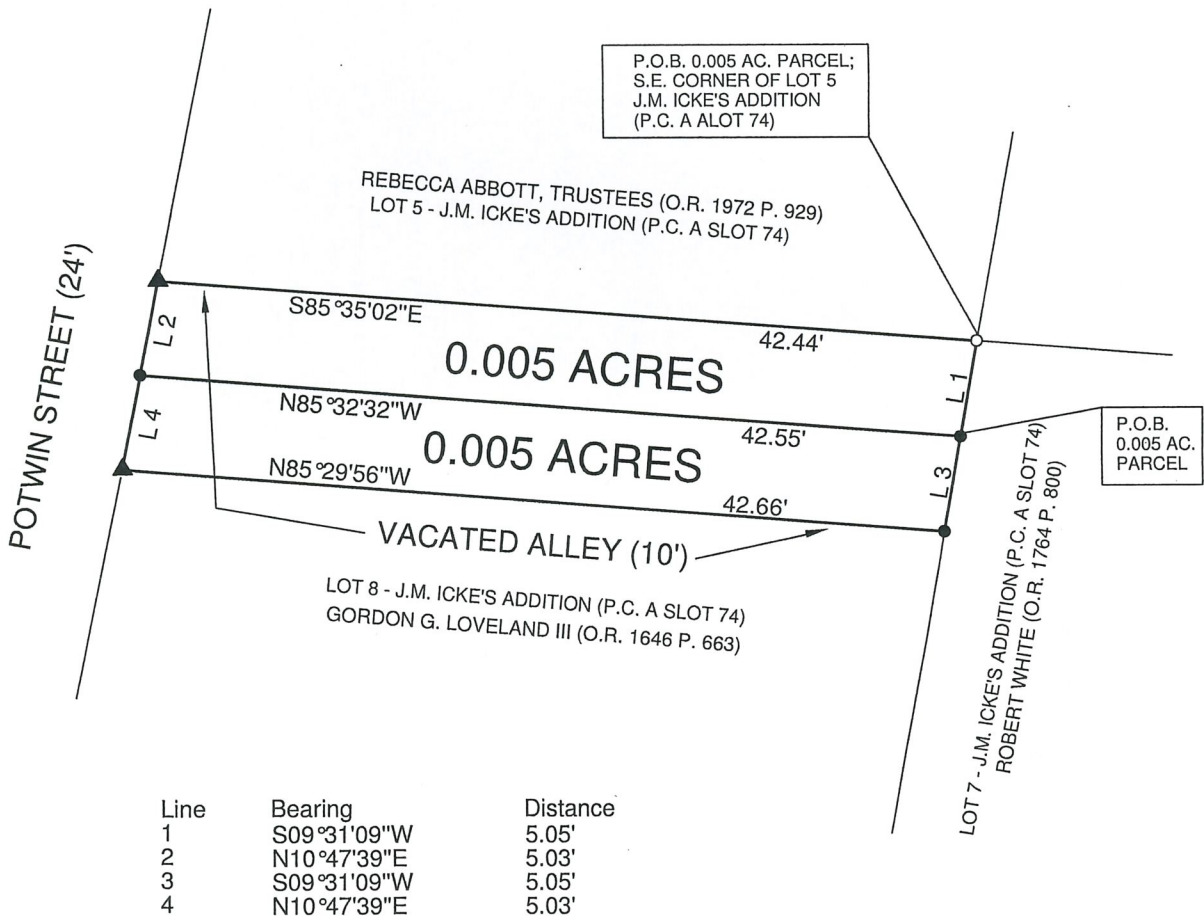


Attachment: vacation survey Abbott (3932 : 2024-Mpc-01)

SURVEY FOR
GORDON LOVELAND & REBECCA ABBOTT
10 FOOT ALLEY - J.M. ICKE'S ADDITION (P.C. A SLOT 74), USML,
CITY OF MOUNT VERNON, KNOX COUNTY, STATE OF OHIO



BEARING BASIS: OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE
AND NORTH AMERICAN DATUM OF 1983
(NSRS 2011)



LEGEND

- 3/4" IRON PIPE FOUND
- ▲ MAG NAIL SET
- 5/8" x 30" IRON PIN SET W/
PLASTIC CAP STAMPED
"VANCE 7922"

REFERENCE MATERIALS:
KNOX COUNTY GIS
ALL DEEDS AS SHOWN
PLAT CABINET A SLOT 74
SURVEY K-288
SURVEY R-366



CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER 4733-37, OI ADMINISTRATIVE CODE.

Samuel R. Vance
SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

DECEMBER 4, 2023

VANCE SURVEYING
15071 HYATT ROAD
MOUNT VERNON, OHIO 43050
PH. (740)397-6296

0.010 ACRES

Being a ten foot (10') Alley in J.M. Icke's Addition (P.C. A Slot 74), United States Military Lands, City of Mount Vernon, Knox County, State of Ohio and being more particularly described as follows;

Beginning at a 3/4 inch iron pipe found at the southeast corner of Lot 5 – J.M. Icke's Addition (P.C. A Slot 74);

Thence from the place of beginning South 09 degrees 31 minutes 09 seconds West along the west line of Lot 7 – J.M. Icke's Addition, the westerly boundary of Robert White (O.R. 1764 P. 800), a distance of 10.10 feet to a 5/8 inch iron pin set;

Thence North 85 degrees 29 minutes 56 seconds West along the north line of Lot 8 - J.M. Icke's Addition, the northerly boundary of Gordon G. Loveland III (O.R. 1646 P. 663), a distance of 42.66 feet to a mag nail set on the east line of Potwin Street (24');

Thence North 10 degrees 47 minutes 39 seconds East along the east line of Potwin Street a distance of 10.06 feet to a mag nail set;

Thence South 85 degrees 35 minutes 02 seconds East along the south line of Lot 5 – J.M. Icke's Addition, the southerly boundary of Rebecca Abbott, Trustee (O.R. 1972 P. 929), a distance of 42.44 feet to the place of beginning - containing 0.010 acres, more or less.

Subject to all legal right-of-way of previous records.

The above description was prepared by me, Samuel R. Vance, Registered Surveyor No. 7922 from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code in December, 2023. Bearings basis: Ohio State Plane Coordinates, North Zone and North American datum of 1983 (NSRS 2007). All pins set are 5/8 inch by 30 inch rebar with plastic caps stamped "Vance 7922"


 Samuel R. Vance
 Registered Surveyor No. 7922
 December 4, 2023



Attachment: vacation survey Abbott (3932 : 2024-Mpc-01)

VANCE SURVEYING LTD.

15071 HYATT ROAD

MOUNT VERNON, OHIO 43050

PH. (740) 397-6296

vancesurveying@gmail.com

4.1.b

SURVEY FOR

GORDON LOVELAND & REBECCA ABBOTT

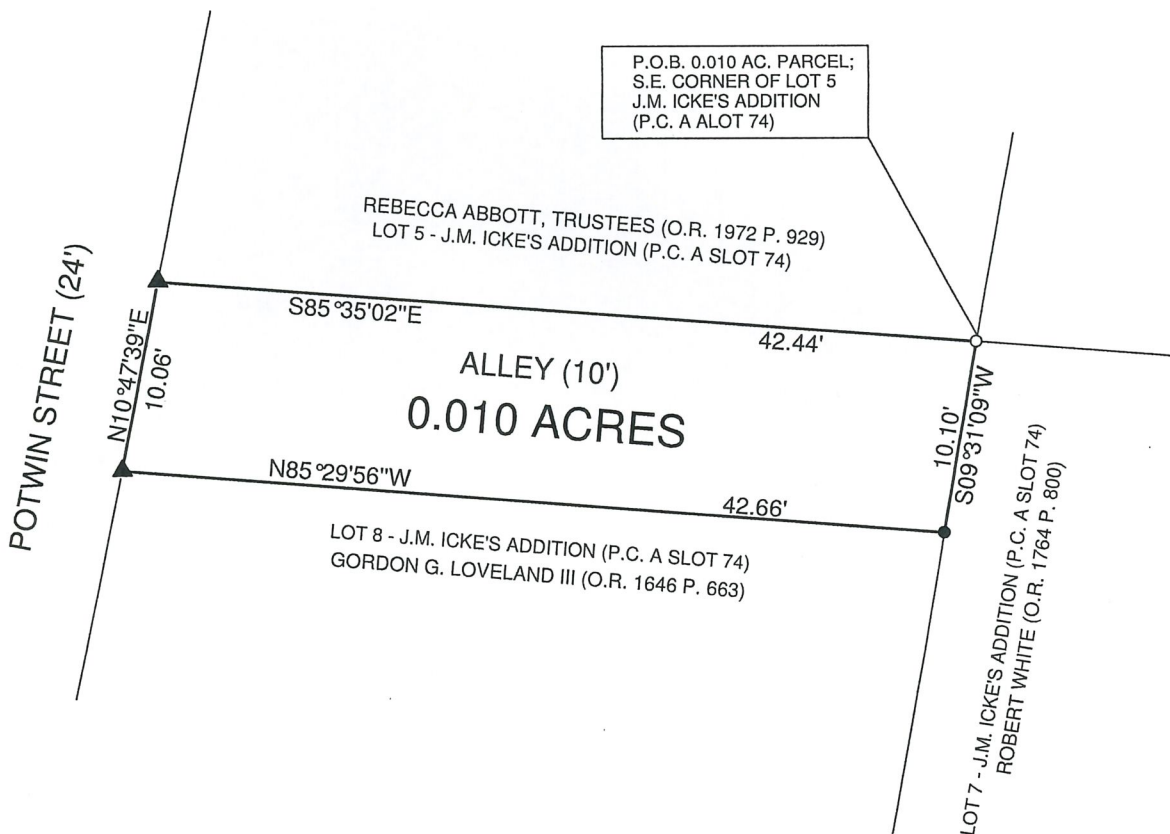
10 FOOT ALLEY - J.M. ICKE'S ADDITION (P.C. A SLOT 74), USML,
CITY OF MOUNT VERNON, KNOX COUNTY, STATE OF OHIO



SCALE: 1" = 10'

0' 5' 10' 20'

BEARING BASIS: OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE
AND NORTH AMERICAN DATUM OF 1983
(NSRS 2011)



REFERENCE MATERIALS:
KNOX COUNTY GIS
ALL DEEDS AS SHOWN
PLAT CABINET A SLOT 74
SURVEY K-288
SURVEY R-366

LEGEND

- 3/4" IRON PIPE FOUND
- ▲ MAG NAIL SET
- 5/8" x 30" IRON PIN SET W/
PLASTIC CAP STAMPED
"VANCE 7922"



CERTIFICATION: WE HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER 4733-37, OF ADMINISTRATIVE CODE.

Samuel R. Vance

SAMUEL R. VANCE
REGISTERED SURVEYOR NO. 7922

DECEMBER 4, 2023

DRAWN BY: SRV

Packet Pg. 11

Attachment: vacation survey Abbott (3932 : 2024-Mpc-01)



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 01/11/24 4:00 PM

Dept: **Municipal Planning Commission**

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 3933)

DOC ID: 3933

**2024-MPC-02 : PETITION TO VACATE AN ALLEY ADJACENT TO E HIGH ST BETWEEN
POTWIN ST AND S CATHERINE ST**

Per Codified Ordinance 1155.03(d)(2) a Petition to Vacate has been submitted for review by the Municipal Planning Commission.

Description of Request: Petition to Vacate a 6' by 132' platted, undeveloped alley adjacent to E High ST between Potwin ST and S Catherine ST.

Petition Page ____ of ____ Pages

Mount Vernon, Ohio

Date: _____

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

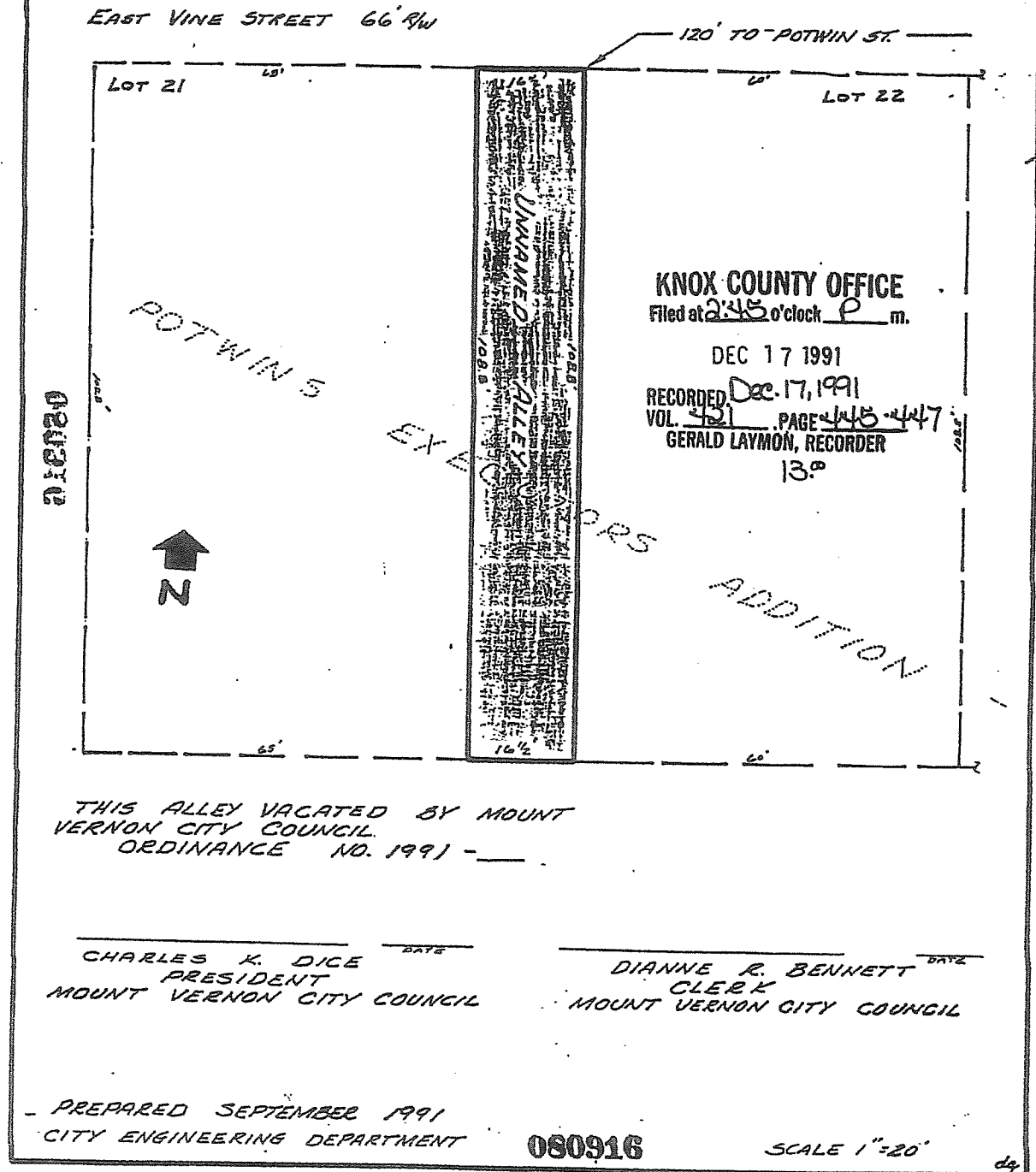
We, the undersigned property owners, owning property on (address)

Respectfully petition your honorable body to pass the necessary legislation to Vacate openAlley between Parcel #6601955 AND 6604657

Name	Address	Phone
1. <u>Mary Therese Collins</u>	<u>610 E. High Street</u>	<u>740-392-8116</u> 740-507-01
2. <u>Walter C. Burrell</u>	<u>609 E. VINE ST.</u>	<u>712-471-2082</u>
3. <u>Not A</u>	<u>613 E Vine St.</u>	<u>740-507-4719</u>
4. <u>Ben L. An</u>	<u>613 E Vine St</u>	<u>740-398-4087</u>
5. <u>Barbara Burrell</u>	<u>609 E Vine St</u>	<u>717-471-7269</u>
6. <u>Not A</u>	<u>608 E High St</u>	<u>740-398-8666</u>
7. <u>Don Whitaker</u>	<u>608 E High St</u>	<u>740-507-8157</u>
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Attachment: vacation petition High ST Collins (3933 : 2024-Mpc-02)

ALLEY VACATION PLAT VOL 421 PAGE 447
 POTWINS EXECUTORS ADDITION



STATE of OHIO
KNOX COUNTY
CITY of MT. VERNON
UNNAMED ALLEY
BETWEEN LOT 10
of the G.B. POTWIN'S ADD.
LOT 1 of the REBECCA
WATSON'S ADD.

"Bearings are based on the Ohio State Plane Coordinate System, Ohio North Zone, NAD83, as established by Static and RTK GPS Observations, and was determined by using NGS, OPUS-S Service, with the South Line of East High St as bearing South 86° 27' 02" East and are used to denote angles only."

East High Street

S 86°27'02" E 49.78'
S 86°27'02" E 6.00'

Michael D & Amy L Whitaker
Parcel No. 66-01955.000
Lot 10 of the G.B. Potwin Addition
OR 888 Pg. 645

Mary Therese Collins
Parcel No. 66-04657.000
Lot 1 of the Rebecca Watson's Addition
OR 1318 Pg. 596

N 03°39'08" E 132.15'
S 03°39'19" W 132.17'
Unnamed 6' Alley to be Vacated ~ 0.018 Acres

N 86°17'05" W 6.00'

S 86°17'21" E 54.08'

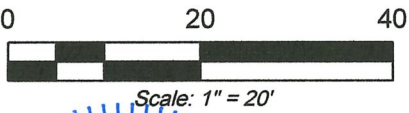
Vacated Portion of Alley
1438 / 87

Walter C & Barbara Burrell
Parcel No. 66-04406.000
Lot 11 of the G.B. Potwins's Addition
OR 1321 Pg. 530

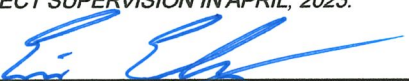
Nathan B Anderson &
Brandie Scott Daniels
Parcel No. 66-03657.000
Lot 6 of the Rebecca Watson's Addition
OR 1197 Pg. 681

Legend

- = Existing 5/8" Iron Pin Found
- ⊙ = Existing 5/8" Iron Pipe Found
- ◻ = Calculated Point



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN APRIL, 2023.


ERIC M EESLEY, P.S. # S-8861
PAUL BOESHART LAND SURVEYING
94 CANYON VILLA DRIVE, HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812 EMAIL: pjboeshart@hotmail.com



Attachment: vacation petition High ST Collins (3933 : 2024-Mpc-02)