



Municipal Planning Commission
Regular Meeting

Minutes

June 13, 2024
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

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Tanner Salyers	Safety Service Director	Excused
Anne Ellsworth	Member	Present
Todd Hawkins	Member	Present
Austin Swallow	Member	Present
Eric Diehl	Alt. Member	Present
Jason West	Alt. Member	Excused

Others in attendance: City Engineer, Brian Ball; City Law Director, P. Rob. Broeren; Clerk of Council, Todd Hill; Chad VanSickle; Jeff Gottke; Cheryl Splain

MINUTES APPROVAL

- Municipal Planning Commission - Special Meeting - Jun 6, 2024 4:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Austin Swallow, Member
SECONDER: Anne Ellsworth, Member
AYES: Starr, Ellsworth, Hawkins, Swallow, Diehl
EXCUSED: Salyers, West

MPC ITEMS

- 2024-MPC-11 : Gilchrist Estates Subdivision Phase II Final Plat

VanSickle (sworn in) explained the request seeking approval for Gilchrist Estates Phase 2 final plat. Infrastructure improvements are being completed. They are ready to do curbing and base asphalt in the next few days. The storm sewer has been installed. The water line is being finished. The storm ponds have been constructed.

Hawkins asked about the development to-day, if there have been any runoff issues or water issues. VanSickle said for Phase 2, he is not been made aware of any.

Starr asked for clarification if this is to be an approval or a recommendation to Council. Broeren said approval.

Ball explained with the preliminary plat, infrastructure is roughed in. This site had heavy rock. If any changes to the utilities were necessary, that would have been done prior to seeking approval of the final plat. This approval will allow them to start selling lots. The MPC is not accepting the road; final construction is still needed. This is essentially authorization to sell the lots. For Phase 1, Schlabach still owns the road and utilities because the final construction and acceptance by City Council has not been completed. There has been a delay in the top layer of asphalt awaiting further construction in the development. The Engineer is doing a phased bond release for items that have been completed and passed inspection. There will be a bond on Phase 2 until all aspect pass inspection. There has been full time inspection of this phase through contracted services.

Broeren did not have any legal concerns.

Swallow made a motion to accept the final plat.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Anne Ellsworth, Member
SECONDER:	Todd Hawkins, Member
AYES:	Starr, Ellsworth, Hawkins, Swallow, Diehl
EXCUSED:	Salyers, West

- 2024-MPC-13 : Heartland Commerce Park Master Sign Plan

Gottke (sworn in) explained the Comprehensive Development Plan (CDP) for this PCDD property known as Heartland Commerce Park was approves a year or more ago, then an amended plat was approved recently. A sign plan was not included in the original CDP or declarations. The parking lots are being refurbished. The corner area at Sandusky and Chestnut Streets will become an employee plaza, an outdoor work/break area. The sign plan being proposed is for the property. It does not include building signage because those are interior to the property and not visible from a public street. The signage proposed in this package is more for directional guidance, and HCP as a whole, not the individual businesses. There are no sign rules for a PCDD property. They looked at the existing sign code for other districts and what exists at the Industrial Park to create a sign plan for this complex. A low wall is planned for the Sandusky/Chestnut corner near the employee plaza, with Heartland Commerce Park branded signage in addition to individual company name signs, sort of like the entrance to the Industrial Park. The company signs will be the same size as those at the Industrial Park Entrance located on State Route 13 and Commerce Drive. ADF maintains the entrance sign as the Industrial Park. Further west on Chestnut Street a perpendicular sign is proposed for sign A, Lot 7. The height is proposed at 10' to allow for visibility if an automobile is parked beside it. This is the main entrance to the complex. The pedestrian entry on Sandusky Street, across from Sugar Street has a black metal arched sign on brick pillars planned. There are removable bollards planned to block vehicle traffic. The City Engineer asked if a fire truck would fit under the arched sign. The measurements provided make it appear that a fire truck would not fit.

Swallow asked about signage for traffic southbound on Sandusky Street. Gottke said that has been left off at this time. They do want to have a similar low wall design, like that is proposed for Sandusky and Chestnut, either at Burgess and Sandusky or on the lot to the north that was recently purchased by the Land Bank and the building removed.

Swallow asked how this proposal compares with the recently proposed new zoning code. Broeren said for the types of signage proposed, there will not be a lot of major changes. The major changes in the Zoning Code revision deal with sign legalities. The heights and sizes of signs weren't appreciably affected.

Hawkins asked about Sign B, Lot 7 with different business names included, if it is up to the HOA to update those names as businesses turn over. Gottke said yes.

Broeren said when the PCDD zoning code and area was developed, we did consider allowing the developer to do a very integrated sign code so that everything works as a whole. The current sign code was used when negotiating with Gottke as the basis for this proposal. Where it made sense, the allowance to make changes

was supported. There was push back by City administration to bring the proposal closer in alignment to what is currently allowed.

There were no engineering concerns. Ellsworth asked if this is a recommendation to Council or a motion for approval. Broeren said this will be an approval.

Ellsworth made a motion to approve the proposal as submitted.

Hawkins asked about making approval contingent upon confirmation that a fire truck could enter through the pedestrian arch sign. Broeren suggested allowing Ms. Blankenhorn to change the height for that without changing the design to ensure a fire truck will clear, if the fire department so desires.

RESULT:	ACCEPTED AS MODIFIED [UNANIMOUS]
MOVER:	Anne Ellsworth, Member
SECONDER:	Todd Hawkins, Member
AYES:	Starr, Ellsworth, Hawkins, Swallow, Diehl
EXCUSED:	Salyers, West

ADJOURN

- Adjourn Motion

Swallow made a motion to adjourn the meeting, Diehl seconded and the meeting was adjourned at 4:36 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Austin Swallow, Member
SECONDER:	Eric Diehl, Alt. Member
AYES:	Starr, Ellsworth, Hawkins, Swallow, Diehl
EXCUSED:	Salyers, West



Municipal Planning Commission Meeting: 06/13/24 4:00 PM
40 Public Square Dept: Municipal Planning Commission
Mount Vernon, OH 43050

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

MPC ITEM (ID # 4036)

DOC ID: 4036

2024-MPC-11 : GILCHRIST ESTATES SUBDIVISION PHASE II FINAL PLAT

Per Codified Ordinance 1135.07 a final plat has been submitted for review by the Municipal Planning Commission.

Description of Request: Approval of Gilchrist Estates Phase II Final Plat

COMMENTS - Current Meeting:

VanSickle (sworn in) explained the request seeking approval for Gilchrist Estates Phase 2 final plat. Infrastructure improvements are being completed. They are ready to do curbing and base asphalt in the next few days. The storm sewer has been installed. The water line is being finished. The storm ponds have been constructed.

Hawkins asked about the development to-day, if there have been any runoff issues or water issues. VanSickle said for Phase 2, he is not been made aware of any.

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Broeren did not have any legal concerns.

Swallow made a motion to accept the final plat.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Anne Ellsworth, Member
SECONDER: Todd Hawkins, Member
AYES: Starr, Ellsworth, Hawkins, Swallow, Diehl
EXCUSED: Tanner Salyers, Jason West

We, the undersigned, hereby certify that the plat hereon correctly represents the Gilchrist Estate Subdivision Phase 2, a subdivision of Lots 22 to 44 inclusive, do hereby accept this plat of same and dedicate to public use as such all or parts of roads, boulevards, etc., shown hereon and not heretofore dedicated.

We, the undersigned, being all the owners and lien holders of the land herein platted further agree that any use of improvements made on the land shall be in conformity with the Declaration of Covenants, Conditions and Restrictions as recorded in O.R. Book _____, Page _____ of the Knox County Official Records and with all existing valid zoning, platting, health or other lawful rules and regulations of the City of Mount Vernon, Knox County, Ohio for the benefit of themselves and all other subsequent owners or assigns taking title from, under or through the undersigned.

In witness whereof, we have set our hand this _____ day of _____, 20____.

The owner, or his representative, hereby irrevocably offers for city dedication, all streets, city uses, easements, parks and required utilities shown on the subdivision plat and construction plans in accordance with irrevocable of dedication.

Dated this _____ day of _____, 20____ and recorder in Knox County, Ohio.

witness _____ Roy Schlabach

STATE OF OHIO COUNTY OF _____

Before me, a Notary Public in and for said county and state, personally appeared the above signed owners of the land shown on this plat, who acknowledge that they did sign the foregoing instrument and that it was their free act and deed according to law. In testimony whereof, I have hereunto subscribed my name and affixed my seal on this _____ day of _____, 20____.

Notary Public _____ My Commission Expires _____ County of _____, State of Ohio

ENGINEER: This platting and the requirements improvements completed and/or proposed, are hereby approved.

Mount Vernon City Engineer _____ Date _____

CITY PLANNING COMMISSION: The Planning Commission of the City of Mount Vernon, Ohio hereby approves this platting as shown hereon.

Chairman _____ Date _____

The lots represented on this plat have been transferred. This _____ day of _____, 20____.

Platted Acreage _____ Dedicated Roadway _____ Auditing Fee _____

Knox County Auditor _____

The plat was received for recording. This _____ day of _____, 20____ at _____ M and Recorded. This _____ day of _____, 20____ at _____ M in Plat Cabinet Slot _____ accompanying restrictions are recorded in Vol. _____, Pages _____ Deed Records.

Plat fee _____ Covenants fee _____ Total Recording fee _____

Knox County Recorder _____

DESCRIPTION OF A 16.063 ACRE PARCEL GILCHRIST ESTATE SUBDIVISION PHASE 2

Situated in the City of Mount Vernon, County of Knox and State of Ohio and also being part of Section 17 of Quarter Township 3, Township 7, Range 12 of the United States Military District and being part of parcels conveyed to Schlabach Builders, Ltd. (PPN 71-00001.046 & 71-0001.000) and recorded in O.R. Book 1872; Page 725, O.R. Book 1873, Page 122; O.R. Book 1891, Page 909 of the Knox County Official Records, and more fully bounded and described as follows:

Beginning at a "DIVERSIFIED ENGINEERING" capped 3/4 inch iron pin found at the southwest corner of Gilchrist Estate Subdivision Phase 1 boundary as recorded in Plat Cabinet C, Slot 163 of the Knox County Plat Records, said iron pin being the Place of Beginning for the parcel of land herein described;

Course No. 1: Thence N 86°48'27" W, along the northerly line of a parcel conveyed to EJ Mt Vernon Partners, LLC (PPN 71-00001.022) as recorded in O.R. Book 1340, Page 673 of the Knox County Official Records, a distance of 105.67 feet to a "DIVERSIFIED ENGINEERING" 3/4 inch iron pin found;

Course No. 2: Thence S 67°51'11" W, along the northwesterly line of said parcel conveyed to EJ Mt Vernon Partners, LLC (PPN 71-00001.022), a distance of 126.35 feet to a "DIVERSIFIED ENGINEERING" 3/4 inch iron pin found;

Course No. 3: Thence N 86°28'15" W, along a new line of division, a distance of 45.90 feet to an iron pin set;

Course No. 4: Thence N 05°29'30" W, along a new line of division, a distance of 175.61 feet to an iron pin set;

Course No. 5: Thence along a new line of division, with a curve to the right, a delta of 37°12'11", having a radius of 229.63 feet, a chord bearing of N 72°44'54" W, a chord length of 146.50 feet, and an arc length of 149.10 feet to a concrete monument;

Course No. 6: Thence N 54°11'25" W, along a new line of division, a distance of 196.48 feet to an iron pin set;

Course No. 7: Thence along a new line of division, with a curve to the left, a delta of 110°26'04", having a radius of 25.00 feet, a chord bearing of S 70°35'33" W, a chord length of 41.07 feet, and an arc length of 48.19 feet to an iron pin set;

Course No. 8: Thence S 15°22'31" W, along a new line of division, a distance of 5.51 feet to an iron pin set;

Course No. 9: Thence along a new line of division, with a curve to the left, a delta of 12°01'44", having a radius of 100.00 feet, a chord bearing of S 09°21'39" W, a chord length of 20.96 feet, and an arc length of 20.99 feet to an iron pin set;

Course No. 10: Thence S 03°20'47" W, along a new line of division, a distance of 11.75 feet to an iron pin set;

Course No. 11: Thence N 87°08'12" W, along a new line of division, a distance of 60.00 feet to an iron pin set;

Course No. 12: Thence N 88°32'32" W, along a new line of division, a distance of 122.71 feet to an iron pin set;

Course No. 13: Thence S 89°14'32" W, along a new line of division, a distance of 154.92 feet to an iron pin set;

Course No. 14: Thence S 58°11'21" W, along a new line of division, a distance of 14.83 feet to an iron pin set;

Course No. 15: Thence S 61°05'46" W, along a new line of division, a distance of 74.55 feet to an iron pin set;

Course No. 16: Thence S 59°54'22" W, along a new line of division, a distance of 66.82 feet to an iron pin set;

Course No. 17: Thence S 57°32'23" W, along a new line of division, a distance of 15.28 feet to an iron pin set;

Course No. 18: Thence S 53°28'00" W, along a new line of division, a distance of 11.02 feet to an iron pin set;

Course No. 19: Thence along a new line of division, with a curve to the left, a delta of 17°58'54", having a radius of 185.00 feet, a chord bearing of S 42°46'08" W, a chord length of 57.82 feet, and an arc length of 58.06 feet to an iron pin set;

Course No. 20: Thence N 57°20'22" W, along a new line of division, a distance of 175.02 feet to an iron pin set;

Course No. 21: Thence along a new line of division, with a curve to the right, a delta of 02°43'15", having a radius of 360.00 feet, a chord bearing of N 34°35'43" E, a chord length of 17.09 feet, and an arc length of 17.10 feet to an iron pin set;

Course No. 22: Thence N 70°52'15" W, along a new line of division, a distance of 180.51 feet to an iron pin set;

Course No. 23: Thence N 03°34'47" E, along the easterly line of a parcel conveyed to the State of Ohio (PPN 49-50015.000) as recorded in Deed Volume 119, Page 564 of the Knox County Deed Records, a distance of 429.50 feet to a 5/8 inch iron pin found;

Course No. 24: Thence S 86°41'31" E, along the southerly line of said parcel conveyed to the State of Ohio (PPN 49-50015.000), a distance of 1404.01 feet to a "DIVERSIFIED ENGINEERING" capped 3/4 inch iron pin found;

Course No. 25: Thence S 03°18'29" W, along the westerly bounds of said Gilchrist Estate Subdivision Phase 1, a distance of 378.08 feet to a "DIVERSIFIED ENGINEERING" capped 3/4 inch iron pin found;

Course No. 26: Thence along a northerly bounds of said Gilchrist Estate Subdivision Phase 1 and the northerly line of Plymouth Road (60'), with a curve to the left, a delta of 06°32'06", having a radius of 180.00 feet, a chord bearing of S 73°39'48" W, a chord length of 20.52 feet, and an arc length of 20.53 feet to a "DIVERSIFIED ENGINEERING" capped 3/4 inch iron pin found;

Course No. 27: Thence S 19°36'15" E, along the westerly bounds of said Gilchrist Estate Subdivision Phase 1, a distance of 60.00 feet to a "DIVERSIFIED ENGINEERING" capped 3/4 inch iron pin found;

Course No. 28: Thence along a southerly bounds of said Gilchrist Estate Subdivision Phase 1 and the southerly line of said Plymouth Road, with a curve to the right, a delta of 22°35'36", having a radius of 120.00 feet, a chord bearing of N 81°41'33" E, a chord length of 47.01 feet, and an arc length of 47.32 feet to a "DIVERSIFIED ENGINEERING" capped 3/4 inch iron pin found;

Course No. 29: Thence S 87°00'38" E, along a southerly bounds of said Gilchrist Estate Subdivision Phase 1 and the southerly line of said Plymouth Road, a distance of 27.56 feet to a "DIVERSIFIED ENGINEERING" capped 3/4 inch iron pin found;

Course No. 30: Thence S 02°59'22" W, along the westerly bounds of said Gilchrist Estate Subdivision Phase 1, a distance of 193.63 feet to the Place of Beginning and containing 16.063 acres of land of which 5.019 acres is out of PPN 71-00001.046 and 11.044 acres is out of PPN 71-00001.000, more or less. Description is based on an actual field survey by David J. Kroger, P.S., Ohio Registration No. S-8329 in March 2024, but subject to all legal roads, highways, rights of way, easements and leases of record.

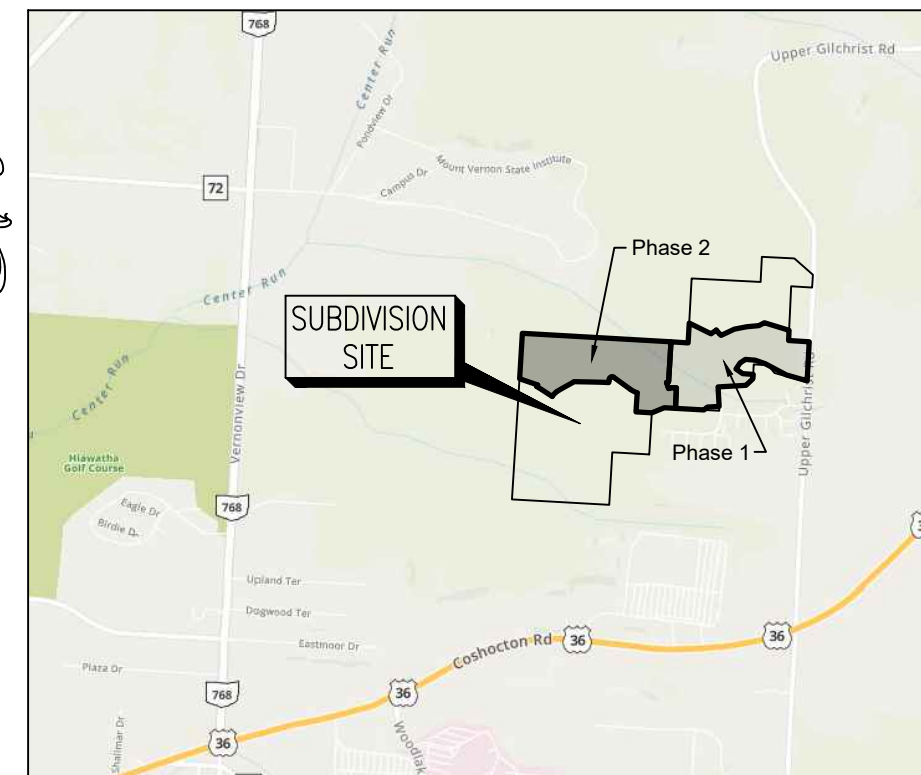
The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

Reference used: County Auditor's Tax Maps Deeds as noted hereon Surveys on File at the County Map Office

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 to C21.

Table with columns: LINE, BEARING, DISTANCE. Rows L1, L2.



VICINITY MAP SCALE: 1 in. = 1/4 Mile

TOTAL ACREAGE OF PHASE 2: 16.063 ACRES TOTAL ACREAGE OF LOTS: 14.072 ACRES TOTAL ACREAGE OF STREETS: 1.991 ACRES

5.019 acres out of PPN 71-00001.046 11.044 acres out of PPN 71-00001.000

Developer: Schlabach Builders, Ltd. 6678 State Route 241 Millersburg, Ohio 44654

This survey was made in accordance with the minimum Standards for Boundary Surveys located in Chapter 4733-37 of the Ohio Administrative Code and was based on an actual field survey performed on or about March 28, 2024.

David J. Kroger, P.S. Professional Surveyor No. S-8329 Date

Vertical sidebar containing sheet number 13, project name GILCHRIST ESTATE SUBDIVISION PHASE 2, contact information for Diversified Engineering Inc., and issue tracking table.

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PLAT OF GILCHRIST ESTATE SUBDIVISION PHASE 2

Situated in the City of Mount Vernon, County of Knox and State of Ohio, being part of Section 17, Quarter Township 3, Township 7, Range 12 of the United States Military District.

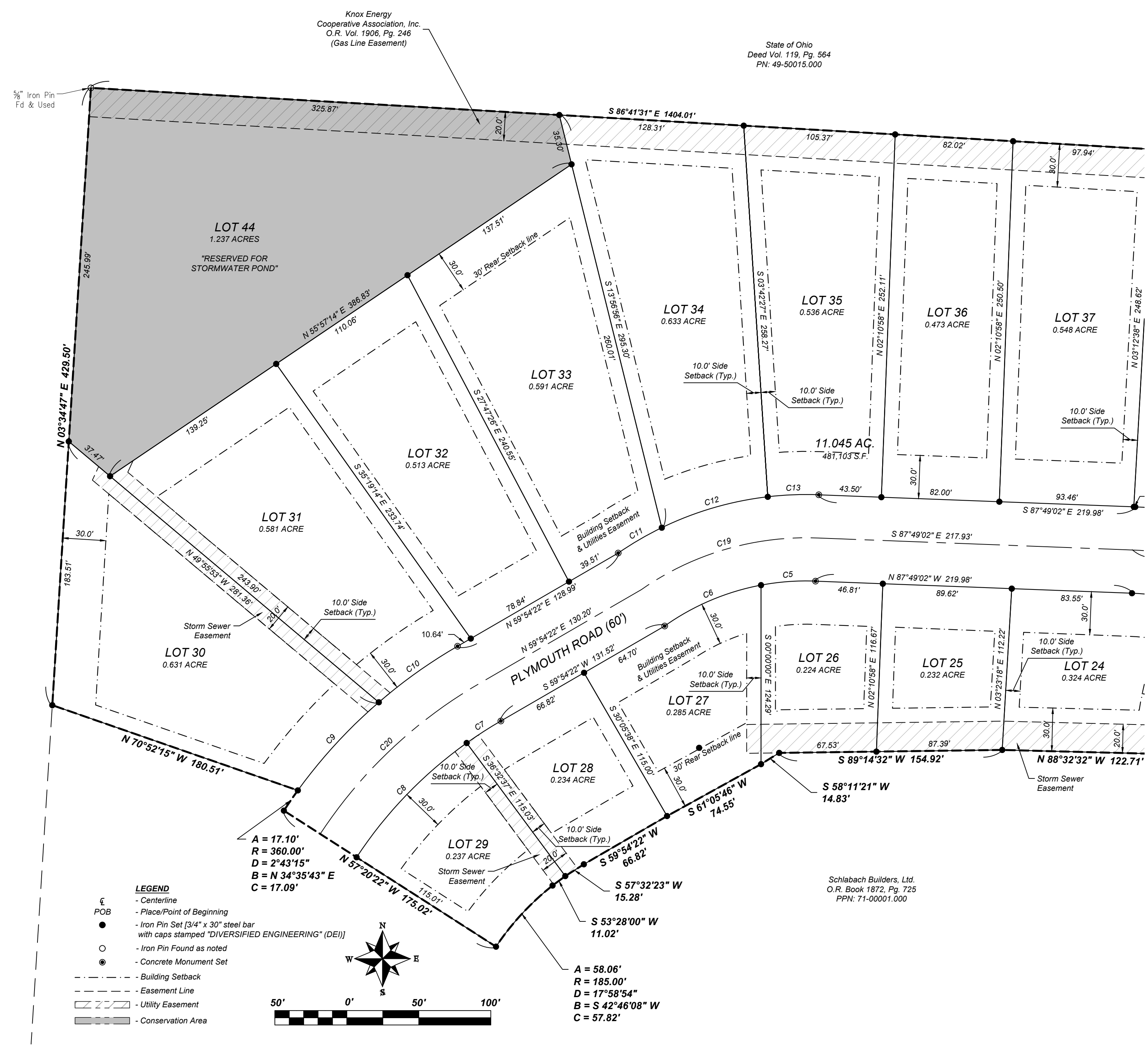
Diversified Engineering Inc. CONSULTING ENGINEERS & SURVEYORS

Phone: (330) 364-1631 Fax: (330) 364-4031 e-mail: dei@div-eng.com Web: www.div-eng.com

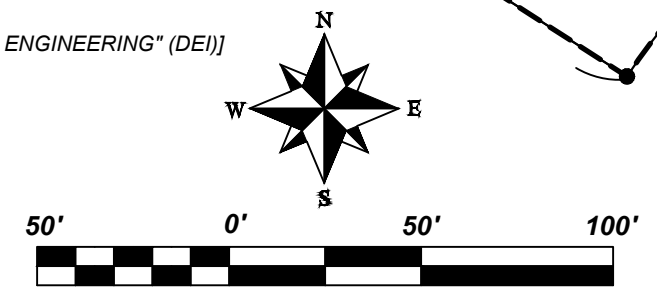
175 RAY AVENUE, N.E. NEW PHILADELPHIA, OH 44663

Table with columns: ISSUE DATE, SURVEYED BY, DRAWN BY, CHECKED BY, SCALE, DATE, and FILE ID: PHASE 2 FINAL PLAT 03-18-2024

Attachment: Gilchrist Estates Subdivision - Phase 2 - Final Plat 05-13-2024-CR (4036 : 2024-Mpc-11)



- LEGEND: Centerline, Place/Point of Beginning, Iron Pin Set, Iron Pin Found, Concrete Monument Set, Building Setback, Easement Line, Utility Easement, Conservation Area



Z:\Alpha-Data\Draws\ENGINEERING\1715 (M. Vernon, Ohio, Coodes)\Drawing\Phase 2\Final Plat\Phase 2 Final Plat 05-13-2024.dwg, 5/13/2024 4:53 PM

Knox Energy Cooperative Association, Inc. O.R. Vol. 1906, Pg. 246 (Gas Line Easement)

State of Ohio Deed Vol. 119, Pg. 564 PN: 49-50015.000

Schlabach Builders, Ltd. O.R. Book 1872, Pg. 725 PPN: 71-00001.000

A = 17.10' R = 360.00' D = 2°43'15" B = N 34°35'43" E C = 17.09'

A = 58.06' R = 185.00' D = 17°58'54" B = S 42°46'08" W C = 57.82'



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Course No. 1; Thence N $86^{\circ}48'27''$ W, along the northerly line of a parcel conveyed to EJ Mt Vernon Partners, LLC (PPN 71-00001.022) as recorded in O.R. Book 1340, Page 673, a distance of 105.67 feet to a "DIVERSIFIED ENGINEERING" $\frac{3}{4}$ inch iron pin found;

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Course No. 26; Thence along a northerly bounds of Gilchrist Estate Subdivision Phase 1 and the northerly line of Plymouth Road (60'), with a curve to the left, a delta of $06^{\circ}32'06''$, having a radius of 180.00 feet, a chord bearing of $S 73^{\circ}39'48'' W$, a chord length of 20.52 feet, and an arc length of 20.53 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ inch iron pin found;

Course No. 27; Thence $S 19^{\circ}36'15'' E$, along the westerly bounds of Gilchrist Estate Subdivision Phase 1, a distance of 60.00 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ inch iron pin found;

Course No. 28; Thence along a southerly bounds of Gilchrist Estate Subdivision Phase 1 and the southerly line of said Plymouth Road, with a curve to the right, a delta of $22^{\circ}35'36''$, having a radius of 120.00 feet, a chord bearing of $S 81^{\circ}41'33'' W$, a chord length of 47.01 feet, and an arc length of 47.32 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ inch iron pin found;

Course No. 29; Thence $S 87^{\circ}00'38'' E$, along a southerly bounds of Gilchrist Estate Subdivision Phase 1 and the southerly line of said Plymouth Road, a distance of 27.56 feet to a "DIVERSIFIED ENGINEERING" capped $\frac{3}{4}$ inch iron pin found;

Course No. 30; Thence $S 02^{\circ}59'22'' W$, along the westerly bounds of Gilchrist Estate Subdivision Phase 1, a distance of 193.63 feet to the **Place of Beginning** and containing 16.063 acres of land of which 5.019 acres is out of PPN 71-00001.046 and 11.044 acres is out of PPN 71-00001.000, more or less. Description is based on an actual field survey by David J. Kroger, P.S., Ohio Registration No. S-8329 in March 2024, but subject to all legal roads, highways, rights of way, easements and leases of record.

The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

All iron pins set are 30 inch X $\frac{3}{4}$ inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

David J. Kroger, P.S. Professional Surveyor No. S-8329 Date

Inverse With Area

Tue Apr 2 08:04:48 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			272928.40	1986526.86	
	N 86°48'27" W	105.67			
PP			272934.28	1986421.36	
	S 67°51'11" W	126.35			
PP			272886.65	1986304.33	
	N 86°28'15" W	45.90			
PP			272889.48	1986258.52	
	N 05°29'30" W	175.61			
PP			273064.28	1986241.71	
	Radius: 229.63	Chord: 146.50	Degree: 24°57'05"		Dir: Left
	Length: 1293.70	Delta: 322°47'46"	Tangent: 77.29		
	Chord BRG: N 72°44'54" W Rad-In: N 01°21'01" W Rad-Out: N 35°51'13" E				
	Radius PntNo: PP N: 273293.85 E: 1986236.30				
PP			273107.73	1986101.80	
	N 54°11'25" W	196.48			
PP			273222.69	1985942.46	
	Radius: 25.00	Chord: 41.07	Degree: 229°10'59"		Dir: Left
	Length: 48.19	Delta: 110°27'01"	Tangent: 36.00		
	Chord BRG: S 70°35'33" W Rad-In: S 35°49'04" W Rad-Out: S 74°37'58" E				
	Radius PntNo: PP N: 273202.42 E: 1985927.83				
PP			273209.04	1985903.73	
	S 15°22'31" W	5.51			
PP			273203.73	1985902.27	
	Radius: 100.00	Chord: 20.96	Degree: 57°17'45"		Dir: Left
	Length: 21.00	Delta: 12°01'53"	Tangent: 10.54		
	Chord BRG: S 09°21'39" W Rad-In: S 74°37'25" E Rad-Out: S 86°39'17" E				
	Radius PntNo: PP N: 273177.21 E: 1985998.69				
PP			273183.05	1985898.86	
	S 03°20'47" W	11.75			
PP			273171.32	1985898.17	
	N 87°08'12" W	60.00			
PP			273174.31	1985838.25	
	N 88°32'32" W	122.71			
PP			273177.44	1985715.58	
	S 89°14'32" W	154.92			
PP			273175.39	1985560.67	
	S 58°11'21" W	14.83			
PP			273167.57	1985548.07	
	S 61°05'46" W	74.55			
PP			273131.54	1985482.80	
	S 59°54'22" W	66.82			
PP			273098.03	1985424.99	
	S 57°32'23" W	15.28			
PP			273089.83	1985412.10	
	S 53°28'00" W	11.02			
PP			273083.27	1985403.24	
	Radius: 185.00	Chord: 57.82	Degree: 30°58'14"		Dir: Left
	Length: 58.06	Delta: 17°58'51"	Tangent: 29.27		
	Chord BRG: S 42°46'08" W Rad-In: S 38°14'26" E Rad-Out: S 56°13'18" E				
	Radius PntNo: PP N: 272937.97 E: 1985517.75				

Attachment: 16.063 AC Closure sheet-CR (4036 : 2024-Mpc-11)

PP 273040.83 1985363.98
 N 57°20'22" W 175.02

PP 273135.28 1985216.63
 Radius: 360.00 Chord: 17.09 Degree: 15°54'56" Dir: Right
 Length: 17.09 Delta: 2°43'13" Tangent: 8.55
 Chord BRG: N 34°35'43" E Rad-In: S 56°45'53" E Rad-Out: S 54°02'41" E
 Radius PntNo: PP N: 272937.97 E: 1985517.75

PP 273149.34 1985226.34
 N 70°52'15" W 180.51

PP 273208.50 1985055.80
 N 03°34'47" E 429.50

PP 273637.16 1985082.61
 S 86°41'31" E 1404.01

PP 273556.14 1986484.28
 S 03°18'29" W 378.08

PP 273178.69 1986462.47
 Radius: 180.00 Chord: 20.52 Degree: 31°49'52" Dir: Left
 Length: 20.53 Delta: 6°32'07" Tangent: 10.28
 Chord BRG: S 73°39'48" W Rad-In: S 13°04'09" E Rad-Out: S 19°36'15" E
 Radius PntNo: PP N: 273003.35 E: 1986503.17

PP 273172.92 1986442.77
 S 19°36'15" E 60.00

PP 273116.40 1986462.91
 Radius: 120.00 Chord: 47.01 Degree: 47°44'47" Dir: Right
 Length: 47.32 Delta: 22°35'30" Tangent: 23.97
 Chord BRG: N 81°41'33" E Rad-In: S 19°36'12" E Rad-Out: S 02°59'18" W
 Radius PntNo: PP N: 273003.35 E: 1986503.17

PP 273123.19 1986509.42
 S 87°00'38" E 27.56

PP 273121.75 1986536.94
 S 02°59'22" W 193.63

PP 272928.39 1986526.85

Closure Error Distance> 0.0208 Error Bearing> S 57°24'26" W
 Closure Precision> 1 in 266622.7 Total Distance Inversed> 5541.60

Area: 16.063 AC., 699726 S.F.

Attachment: 16.063 AC Closure sheet-CR (4036 : 2024-Mpc-11)



Municipal Planning Commission Meeting: 06/13/24 4:00 PM
40 Public Square Dept: Municipal Planning Commission
Mount Vernon, OH 43050

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

MPC ITEM (ID # 4049)

DOC ID: 4049

2024-MPC-13 : HEARTLAND COMMERCE PARK MASTER SIGN PLAN

Per Codified Ordinance 1185.04 a request for a master sign plan has been submitted for review by the Municipal Planning Commission.

Description of Request: Heartland Commerce Park, zoned PCDD, submits for review a master sign plan.

COMMENTS - Current Meeting:

Gottke (sworn in) explained the Comprehensive Development Plan (CDP) for this PCDD property known as Heartland Commerce Park was approved a year or more ago, then an amended plat was approved recently. A sign plan was not included in the original CDP or declarations. The parking lots are being refurbished. The corner area at Sandusky and Chestnut Streets will become an employee plaza, an outdoor work/break area. The sign plan being proposed is for the property. It does not include building signage because those are interior to the property and not visible from a public street. The signage proposed in this package is more for directional guidance, and HCP as a whole, not the individual businesses. There are no sign rules for a PCDD property. They looked at the existing sign code for other districts and what exists at the Industrial Park to create a sign plan for this complex. A low wall is planned for the Sandusky/Chestnut corner near the employee plaza, with Heartland Commerce Park branded signage in addition to individual company name signs, sort of like the entrance to the Industrial Park. The company signs will be the same size as those at the Industrial Park Entrance located on State Route 13 and Commerce Drive. ADF maintains the entrance sign as the Industrial Park. Further west on Chestnut Street a perpendicular sign is proposed for sign A, Lot 7. The height is proposed at 10' to allow for visibility if an automobile is parked beside it. This is the main entrance to the complex. The pedestrian entry on Sandusky Street, across from Sugar Street has a black metal arched sign on brick pillars planned. There are removable bollards planned to block vehicle traffic. The City Engineer asked if a fire truck would fit under the arched sign. The measurements provided make it appear that a fire truck would not fit.

Swallow asked about signage for traffic southbound on Sandusky Street. Gottke said that has been left off at this time. They do want to have a similar low wall design, like that is proposed for Sandusky and Chestnut, either at Burgess and Sandusky or on the lot to the north that was recently purchased by the Land Bank and the building removed.

Swallow asked how this proposal compares with the recently proposed new zoning code. Broeren said for the types of signage proposed, there will not be a lot of major changes. The major changes in the Zoning Code revision deal with sign legalities. The heights and sizes of signs weren't appreciably affected.

Hawkins asked about Sign B, Lot 7 with different business names included, if it is up to the HOA to update those names as businesses turn over. Gottke said yes.

Broeren said when the PCDD zoning code and area was developed, we did consider allowing the developer to do a very integrated sign code so that everything works as a whole. The current sign code was used when negotiating with Gottke as the basis for this proposal. Where it made sense, the allowance to make changes was supported. There was push back by City administration to bring the proposal closer in alignment to what is currently allowed.

There were no engineering concerns. Ellsworth asked if this is a recommendation to Council or a motion for approval. Broeren said this will be an approval.

Ellsworth made a motion to approve the proposal as submitted.

Hawkins asked about making approval contingent upon confirmation that a fire truck could enter through the pedestrian arch sign. Broeren suggested allowing Ms. Blankenhorn to change the height for that without changing the design to ensure a fire truck will clear, if the fire department so desires.

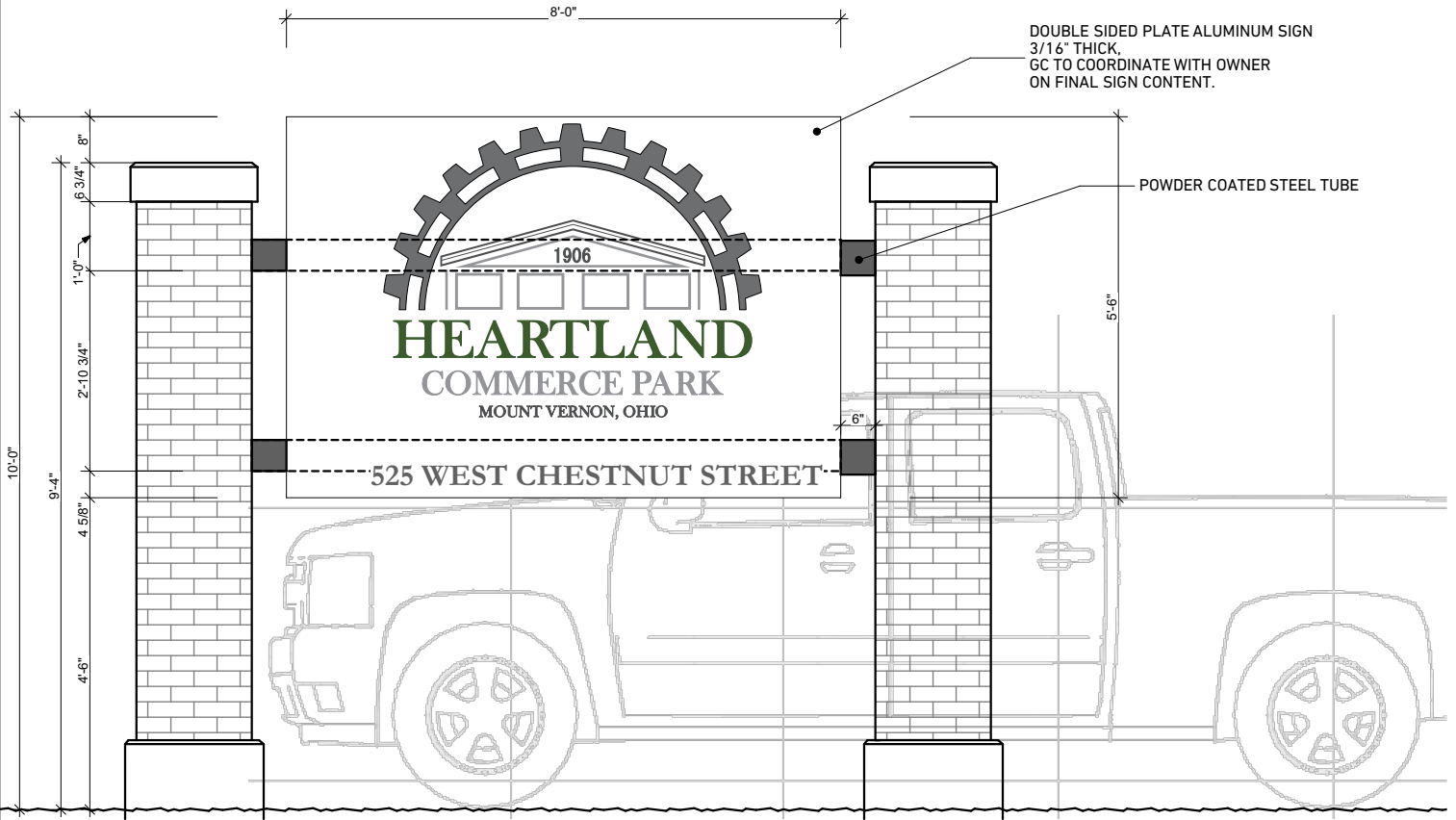
RESULT:	ACCEPTED AS MODIFIED [UNANIMOUS]
MOVER:	Anne Ellsworth, Member
SECONDER:	Todd Hawkins, Member
AYES:	Starr, Ellsworth, Hawkins, Swallow, Diehl
EXCUSED:	Tanner Salyers, Jason West



KEY PLAN MAP
Heartland Commerce Park- Signage Master Plan
MAY 30, 2024

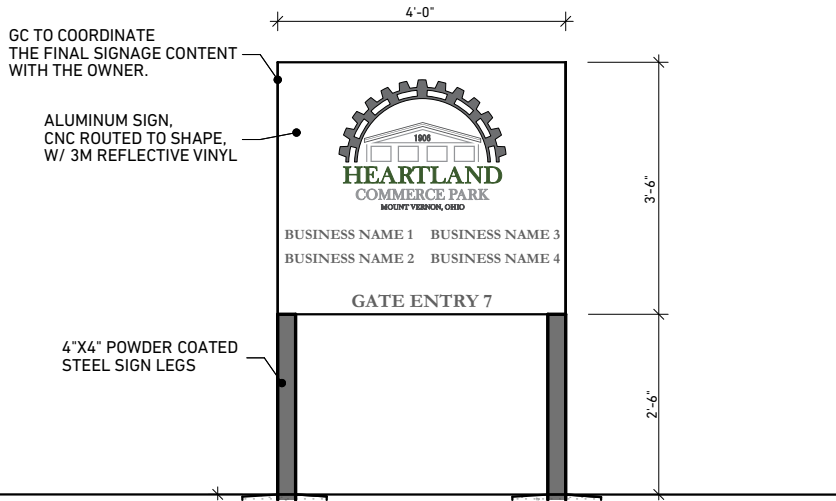


SIGN A- LOT 7



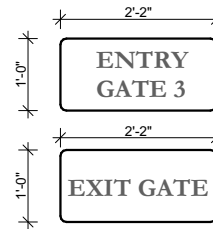
44SF<60 SF Freestanding sign per street frontage as described in zoning district G1.
Maximum height exceeds 8ft standard to allow for visibility when cars are parked in front of it.

SIGN B- LOT 7



This sign is set back 100 ft from the property line near the gate operator at the main truck shipping and receiving entry point. 14 SF

GATE SIGNS




KEY PLAN



Attachment: 2024-06-05 SIGNAGE MASTER PLAN (4049 : 2024-Mpc-13)

Signage Description
SKETCH NO. 1 OF 3
SHEET DESCRIPTION SIGN A +B
DATE: 6/3/2024 PROJECT NO: 22.017

Proposed Signage For: Heartland Commerce Park
Block defined by the NW corner of the intersection of West Chestnut St and North Sandusky St
525 West Chestnut Street Mount Vernon, Ohio, 43050

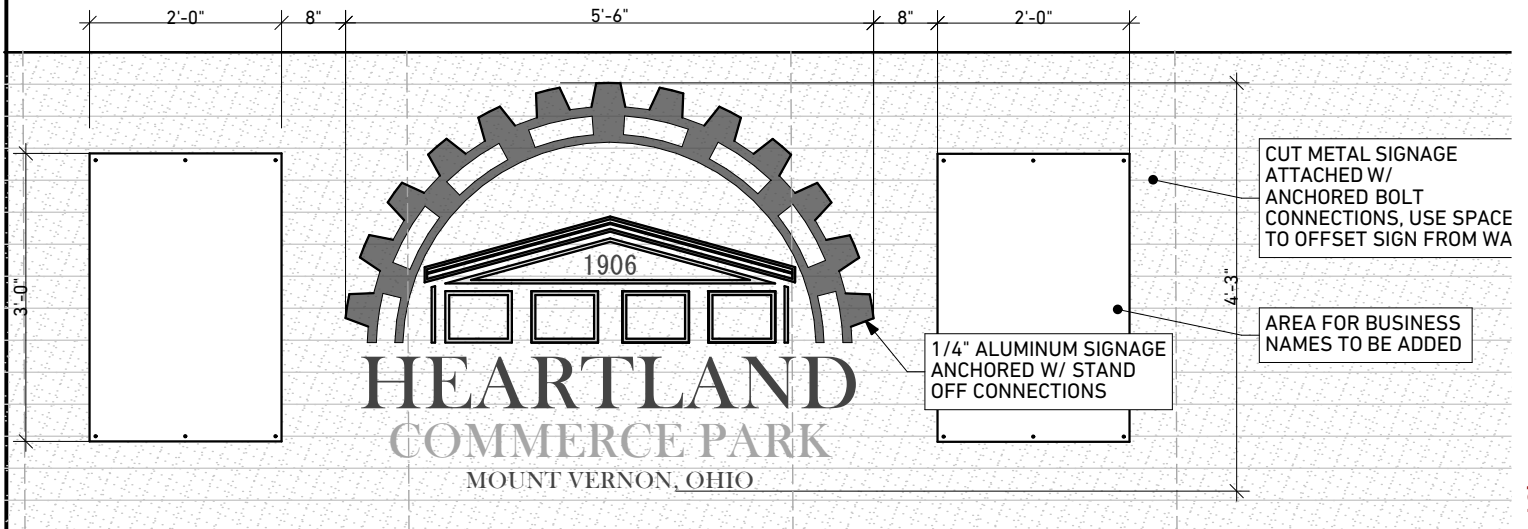


Designed for People. Designed for Life.
6677 Frank Avenue NW, North Canton, OH

Packet Pg. 16

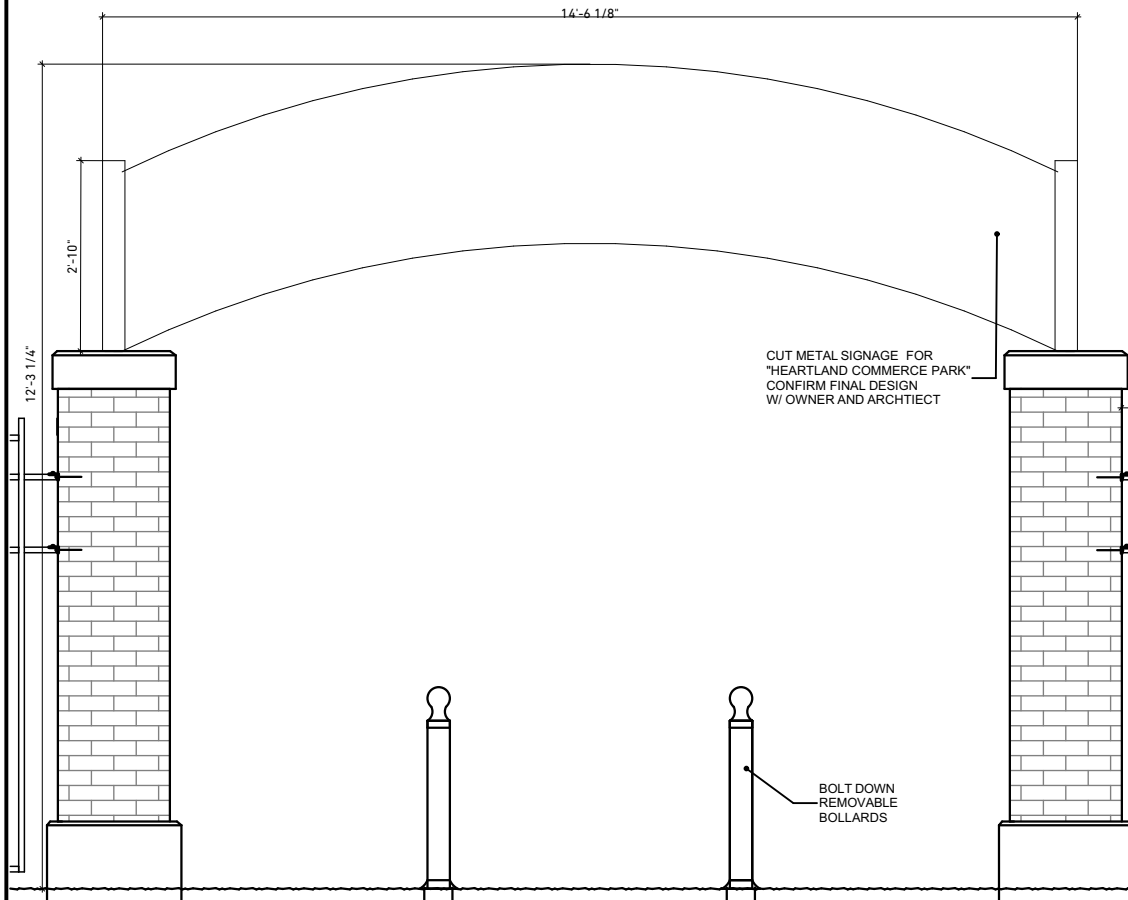
SIGN C- EMPLOYEE PLAZA

4.2.a

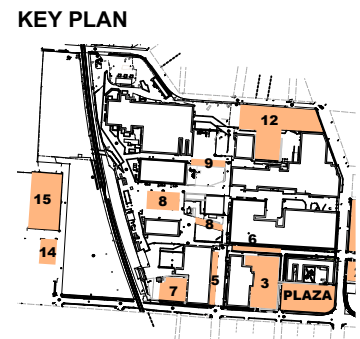


46 SF on Aggregate <60 SF freestanding sign per street frontage per zoning district G1.

SIGN D- PEDESTRIAN ENTRY



37 SF <60 SF freestanding sign per street frontage per zoning district G1. Width and height constraints are based on minimal single car street width.



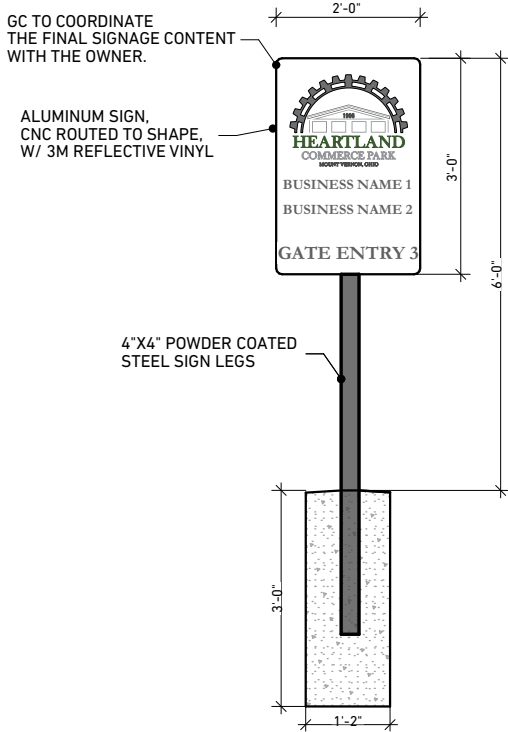
Attachment: 2024-06-05 SIGNAGE MASTER PLAN (4049 : 2024-Mpc-13)

Signage Description
SKETCH NO. 2 OF 3
SHEET DESCRIPTION SIGN C + D
DATE: 6/3/2024 PROJECT NO: 22.017

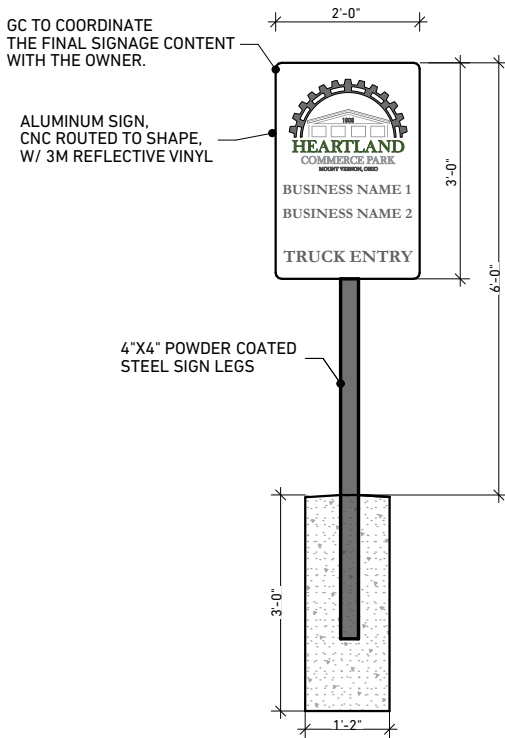
Proposed Signage For:
Heartland Commerce Park
 Block defined by the NW corner of the intersection of West Chestnut St and North Sandusky St
 525 West Chestnut Street
 Mount Vernon, Ohio, 43050

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 6677 Frank Avenue NW, North Canton, OH 44021
Packet Pg. 17

SIGN E- GATE ENTRY SIGN @ STREET




SIGN F- TRUCK ENTRY



KEY PLAN



Attachment: 2024-06-05 SIGNAGE MASTER PLAN (4049 : 2024-Mpc-13)

Signage Description	Proposed Signage For:		
SKETCH NO. 3 OF 3	Heartland Commerce Park		
SHEET DESCRIPTION SIGN E+F	Block defined by the NW corner of the intersection of West Chestnut St and North Sandusky St		
DATE: 6/3/2024 PROJECT NO: 22.017	525 West Chestnut Street Mount Vernon, Ohio, 43050		 <p>Designed for People. Designed for Life. 6677 Frank Avenue NW, North Canton, OH 44022 Packet Pg. 18</p>