



Municipal Planning Commission
Regular Meeting

Agenda

July 11, 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

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Jun 13, 2024 4:00 PM

PUBLIC HEARINGS

- 2024-MPC-12 : 1120 Yauger RD Parcel #66-50337.000 - Zoning Amendment

ADJOURN



Municipal Planning Commission Meeting: 07/11/24 4:00 PM
40 Public Square Dept: Municipal Planning Commission
Mount Vernon, OH 43050

SCHEDULED

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

MPC ITEM (ID # 4058)

DOC ID: 4058

2024-MPC-12 : 1120 YAUGER RD PARCEL #66-50337.000 - ZONING AMENDMENT

Per Codified Ordinance Chapter 1156 a request for Zoning Amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: Amend R-1 Single Family District zoning for subject property to O/I Office Institutional District



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address Knox Community Hospital, an Ohio non-profit corporation 1330 Coshocton Ave., Mount Vernon, OH 43050			
Agent's Name, Address, Phone, and Email Address Zachary H. DiMarco, attorney at law; Critchfield, Critchfield & Johnston, Ltd 10 S. Gay Street, P.O. Box 469 Mount Vernon, OH 43050 740-397-4040; dimarco@ccj.com			
<i>Site Information</i>			
Site Address 1170 Vauger Road		Legal Description Exhibit A attached	
Parcel Number 66-50337.000		Deed Volume and Page Number Vol 1756, Page 259	
<i>Use of Property</i>			
Present Use Former church, present parking lot overflow		Present Zoning District R-1	
Proposed Use medical offices for Knox Community Hospital		Proposed Zoning District O/I	
<i>Documents to be Submitted</i>			
<p>The following documents must also be submitted with this application:</p> <ol style="list-style-type: none"> 1. A statement of the reason(s) for the proposed amendment. 2. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require. 3. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 4. The \$150.00 filing fee as established by ordinance. 			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.			
Date: 5/28/2024		By:	
<i>Filing Information</i>			
Filing Date	Fee deposit	Date Paid	Receipt Number
	\$150.00		

This form revised 04-11-2023

Attachment: KCH APP (4058 : 2024-Mpc-12)

EXHIBIT A

Situate in the Township of Monroe now City of Mount Vernon, in the county of Knox, and State of Ohio, in the Southeast Quarter of Section No. 25, Quarter 3 and described as follows: Beginning at a point in the center line of county Road No. 68 located South 50 degrees 57 minutes East a distance of 196.5 feet from the point where the center line of said road extended intersects the section line running through the center of Section No. 25. Running thence from said beginning point South 50 degrees 57 minutes East a distance of 200 feet along the center line of County Road No. 68; thence South 18 degrees 15 minutes West a distance of 184.2 feet to an iron stake; thence North 77 degrees 29 minutes West a distance of 123 feet to an iron stake; thence North 5 degrees 15 minutes East a distance of 281 feet to the point of beginning, containing 0.83 acre, more or less.

The above described tract is part of 5.36 acres conveyed to David Yarman by deed as recorded in Deed Volume 188, Page 478, Knox County, Ohio, Deed Records.

Parcel No.: 66-50337.000

Prior Instrument Reference: Knox County Recorder's Office OR Volume 1956, Page 259

Address: 1120 Yauger Road, Mount Vernon, OH 43050

Attachment: KCH APP (4058 : 2024-Mpc-12)

1156.02: Form of Application For Amendment – (a), (9) Contiguous to or Directly Across from Parcel: 66-50337.000

<u>Property Owners</u>	<u>Mailing Address</u>
CES Credit Union, Inc.	400 West Chesnut Street, Mount Vernon, OH 43050
Knox Community Hospital, an Ohio Nonprofit Corporation	1330 Coshocton Avenue, Mount Vernon, OH 43050
Roger N. Rardin or M. Chrystal Rardin, Trustees of The Rardin Family Trust	322 Vernonview Drive, Mount Vernon, OH 43050
MOOSIV LLC, an Ohio Limited Liability Company	324 Vernonview Drive, Mount Vernon, OH 43050

Attachment: KCH APP (4058 : 2024-Mpc-12)

**COMPREHENSIVE PLAN STATEMENT
APPLICATION FOR ZONING AMENDMENT**

PARCEL NUMBER: 66-50337.000
OWNER: KNOX COMMUNITY HOSPITAL
ZONED: R-1
PROPOSED ZONING: O/I
ADDRESS: 1120 YAUGER ROAD

The parcel at 1120 Yauger Road needs to be rezoned from R-1 to O/I to allow for the location of medical offices engaged in providing services to the general public, which includes medical and medical-related activities (see Ord. Section 1168.01(a)(2)(A)). By rezoning this parcel from R-1 to O/I, it ensures responsible growth and land use by conforming to surrounding uses and reutilizing a parcel that is already improved with a building and parking surfaces. In addition, Knox Community Hospital provides numerous benefits to our community from providing quality healthcare, to providing good paying jobs. According to the most recent Comprehensive Plan, Knox Community Hospital is the County's second largest employer and general medical and surgical hospitals provide wages well above the county average.

The character of this neighborhood is already that of a business/commercial nature. The parcel currently sits between two parcels on the south side of Yauger Road that are already zoned O/I, and is directly across the street from a GB parcel which homes the CES Credit Union, Yauger Road Center. In addition, the building on the parcel is a former church which shares the parking lot with the Knox Community Hospital space at 1220 Yauger Road bordering this parcel to the East and South. The neighboring property at 1220 Yauger Road is currently home to Knox Community Hospital medical offices and this parcel has to be rezoned from R-1 to O/I to allow it to also house medical offices in accordance with the City of Mount Vernon Zoning Ordinances.

Adjoining Properties:

- West: Contemporary Dental Care of Mount Vernon – 324 Vernonview Drive, PPN: 66-09868.000 – MOOSIV, LLC; zoned O/I; also a single family home zoned R-1 owned by wRoger N. Rardin and Chrystal M. Rardin, Trustees, at 322 Vernonview Drive
- East and South: Knox Community Hospital – medical offices – 1220 Yauger Road, PPN: 66-09867.000; zoned O/I
- North: CES Credit Union – Yauger Road Center, 1215 Yauger Road; zoned GB

By reutilizing a developed parcel, Knox Community Hospital is ensuring responsible growth in the City of Mount Vernon upon a parcel that is already sandwiched between two O/I parcels.

TRANSFERRED
SEE SEC. 319.54 795.00
SEC. 319.202 R.C. COMPLIED WITH

DEC 23 2019

JONETTE CURRY
KNOX COUNTY, OHIO
NO 2743 BY *Jm*

Doc ID: 003967910003 Type: OFF
Kind: DEED
Recorded: 12/23/2019 at 02:10:13 PM
Fee Amt: \$42.00 Page 1 of 3
Knox Ohio
John Lybarger County Recorder
File# 2019-0009763
BK 1756 PG 259-261

GENERAL WARRANTY DEED

Eastside Church of Christ of Mount Vernon, Ohio, an Ohio Nonprofit Corporation of Knox County, Ohio, for valuable consideration paid, grants with General Warranty Covenants (Per O.R.C. Secs. 5302.05 and 5302.06) to Knox Community Hospital, an Ohio Nonprofit Corporation, whose tax-mailing address is: 1120 Yaeger Road, Mount Vernon, OH 43050, the following described real property:

Situate in the Township of Monroe now City of Mount Vernon, in the County of Knox, and State of Ohio, in the Southeast Quarter of Section No. 25, Quarter 3 and described as follows: Beginning at a point in the center line of County Road No. 68 located South 50 degrees 57 minutes East a distance of 196.5 feet from the point where the center line of said road extended intersects the section line running through the center of Section No. 25. Running thence from said beginning point South 50 degrees 57 minutes East a distance of 200 feet along the center line of County Road No. 68; thence South 18 degrees 15 minutes West a distance of 184.2 feet to an iron stake; thence North 77 degrees 29 minutes West a distance of 123 feet to an iron stake; thence North 5 degrees 15 minutes East a distance of 281 feet to the point of beginning, containing 0.83 acre, more or less.
The above described tract is part of 5.36 acres conveyed to David Yarman by deed as recorded in Deed Volume 188, Page 478, Knox County, Ohio, Deed Records.

Subject to zoning restrictions, leases, easements, covenants and restrictions of record.

Taxes shall be prorated to date of closing.

Parcel No.: 66-50337.000

DESCRIPTION APPROVED
CAMERON KEATON
KNOX COUNTY ENGINEER *CK*

Prior Instrument Reference: Volume 266, Page 356

JG

Attachment: KCH APP (4058 : 2024-Mpc-12)

Signed and acknowledged this 20 day of December, 2019.

Eastside Church of Christ of Mount Vernon, Ohio, an Ohio Nonprofit Corporation

BY: Robert L. Brown trustee
Robert L. Brown
Trustee

BY: Paul O'Dell trustee
Paul O'Dell
Trustee

State of Ohio

County of Knox

The foregoing instrument was acknowledged before me this 20 day of December, 2019, by Robert L. Brown, Trustee, Paul O'Dell, Trustee, of Eastside Church of Christ of Mount Vernon, Ohio, an Ohio Nonprofit Corporation, on behalf of the Corporation.

Shannon Yoder
Notary Public

Affix stamp/seal:



SHANNON YODER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Knox County
My Comm. Exp. 5/13/2023

THIS INSTRUMENT PREPARED BY:
The Giles Law Group
109 E. High Street
Mount Vernon, OH 43050
Telephone: 740-397-5321
K19-40798[Kelly Moreland]

Attachment: KCH APP (4058 : 2024-Mpc-12)

Signed and acknowledged this 10 day of Dec, 2019

Eastside Church of Christ of Mount Vernon, Ohio, an Ohio Nonprofit Corporation

BY: Robert W Hamler
Robert W. Hamler
Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 10 day of December, 2019, by Robert W. Hamler, Trustee of Eastside Church of Christ of Mount Vernon, Ohio, an Ohio Nonprofit Corporation, on behalf of the Corporation.

Allyson Guthrie
Notary Public

Affix stamp/seal:



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