



**Municipal Planning Commission
Regular Meeting**

Agenda

**April 9, 2026
4:00 PM**

VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

MINUTES APPROVAL

MPC Minutes - Regular Meeting - March 12, 2026 4:00 PM

MPC ITEMS

2026-MPC-10 Zoning Amendment for parcels 66-07885.000 and 66-05577.000

2026-MPC-11 Petition to Vacate undeveloped platted alley between parcels 66-04770.000
and 66-04771.000

ADJOURN

**Municipal Planning Commission Minutes
Regular Meeting**



March 12, 2026

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CALL TO ORDER

Member Attendance

Gregory Yashnyk was sworn in by Mayor Starr.

Present	Excused (Alternates)
Mayor Matthew Starr Safety Service Director Tanner Salyers Todd Hawkins Anne Ellsworth Greg Yashnyk	Eric Diehl Jason West

Others in attendance:

City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Robert Broeren, City Inspector, Scott Zimmerman; City Clerk, Zac Sherman
 Paula Walton, Chuck Rogers, Carol McMahon, Jessie Hanna, James Dean, Monica Smith, Beaux Hord, James Mahan

MINUTES APPROVAL

MPC Minutes - Regular Meeting - January 8, 2026 4:00 PM

Ellsworth made a motion to approve the minutes from the 1/08/2026 MPC Meeting. Hawkins seconded. Approved by unanimous voice vote.
 Mayor welcomed Zac Sherman, City Clerk.

MPC ITEMS

2026-MPC-08 Jackson ST - Conditional Use for Small-Scale Planned Housing Development

Beaux Hord (sworn in) : I bought three properties, five parcels around the end of Nov. Would like to take three parcels and put two buildings to make small-scale compliant housing. I have been working with Lacie Blankenhorn on this project. Want to bring more affordable houses to MV. Trying to keep things local. FEMA is involved. Properties are on flood plain.

Ball : the Northern lot has some easements for that section of the levy.

Starr : certain type of income level or market you're targeting?

Beaux Hord : a lot of the time, it is single mothers. We try to keep our rates at or below average. \$1,400 for a 2-bedroom is average.

Paula Walton (sworn in) : Alley behind property is owned by me and neighbors. That's a lot of housing directly behind us. Why would people want to live across from Ohio power company? There is a stake on my property. I would like my property re-surveyed.

Broeren : we do not re-survey. You can remove stake if it is on your property.

Walton : what if they put the stake back?

Broeren : that is between you and them.

Walton : is this settled?

Mayor : not yet.

Carol McMahon (sworn in) : what is the purpose of building that close to the dike? Those alleys were closed 50 years ago. They are open for utilities only. Alley cannot be used as streets.

Ball : There is no work proposed outside of their (Hord's) owned property. Jackson street will be the access. BHB owns a portion of the alley (directly off N Jackson St.).

Hawkins : if approved, the work will come through Jackson St. not through the alley.

Monica Smith (sworn in) : I'd like to reiterate what Paula said. It is a quiet neighborhood. We're used to seeing deer and squirrels. Parking will be on Jackson St?

Mayor : yes.

Monica : I don't want to see the neighborhood destroyed.

Mayor closed the public comment portion.

Mayor asked if Blankenhorn received any communications from residents. She did not.

Blankenhorn : small-scale housing development was added as a use, Sec. 1103.6. Builder has worked diligently to keep this in code and appropriate.

Ball : we would require that new structures be elevated slightly to get them out of the flood plain. We've worked through our concerns at this point.

Broeren : Noted 1105.04(C), reading "Review Criteria. When reviewing an application for a small-scale housing development, the MPC shall consider the review criteria established for all conditional uses in Section 1103.06(c), the purpose statement above, and the standards for the developments within this subsection." He also referenced section 1103.06(C)(1).

Hawkins : conditional use approval means that the conditional use is set and does not carry over to next owner.

Walton interrupted the meeting to say that all runoff would come onto her land.

Mayor : our engineering department will address stormwater issues. The property must be raised to avoid the requirement for flood insurance.

Walton said that she has to pay flood insurance.

The Mayor reminded her that that is outside the scope of the meeting.

Walton exited the chambers.

Broeren : conditional use will not transfer if the structures are not built. The conditional use cannot be expanded. Still R1A.

Ball : the third lot would not displace others. Were you planning to excavate Northern lot?

Hord : No. We will use dirt we excavate during construction. The elevation is minimal. It will be .1 feet and .6 feet all together.

Salyers : to be clear, when doing site preparation, if any runoff occurs, you (the builder) must correct.

Hord : I would rather direct runoff the other direction, away from all homes.

Salyers : To residents with concerns, if a newer property shows up in an area, if there is a property maintenance issue, please contact Code Enforcement or City Inspector. If there is a nuisance, like noise, please contact MYPD. This helps feel the need for graduated housing. I look forward to supporting this.

Hord : is conditional use for one-year? We're waiting on FEMA approval.

Broeren : you have one-year to start construction.

Zimmerman : we can extend the timeline administratively in certain cases.

	Motion to Approve as Presented
RESULT:	Adopted [5 TO 0]
MOVER:	Safety Service Director Tanner Salyers
SECONDER:	Anne Ellsworth
AYES:	Matthew Starr, Tanner Salyers, Todd Hawkins, Anne Ellsworth, Greg Yashnyk
NAYS:	None

2026-MPC-09 Franklin ST, 109 - Conditional Use for Rowhouse Development

Beaux Hord (sworn in): This is zoned general business. We would like a conditional use for residential (2 row houses). 55 and over is the target age. (map displayed) Corner of Franklin St.

Ball : not in the flood plain. 6" water line, sanitary and stormwater available. There was a mobile home on this site years ago.

Water tap is already available.

The mayor opened to the public.

Chuck Rogers (sworn in): I am developing this with Beaux. We've been mowing this property for a while. This is an in-fill project. I don't think it's a good spot for a business because there are houses on either side. Want to work on both properties together to keep costs down during construction. Really want affordable housing for those who need it.

Blankenhorn : I have received a notarized letter from the owner authorizing Beaux Hord to act as her agent.

James Dean (sworn in) : Is the target 55 or older or single moms?

Rogers : target is single moms or one with a kid. Or single women who are older. \$950 a month for one bedroom, about.

Dean : parking?

Rogers : parking won't be on Franklin.

Dean : overflow parking? Will there be a lot of cars on the streets if there are parties or gatherings?

Rogers : 1 1/2 parking spots for single units. 2 for the 2 beds.

Dean : what about safety? The old Cleaver lumberyard is there. Young people like to cut through people's yards and jump fences. Is there an easement on this?

Broeren : No. Conditional use. Instead of general business, they want to build recreation.

Lacie : I think you (Dean) mean variances. Variances are discussed next week at the Board of Zoning Appeals.

Mayor closed public comment portion.

Blankenhorn received no communications.

Mayor: any zoning issues?

Blankenhorn: no issues. We've been working over several months to get to this point. The reason it is a row house is because the city code update in 2024 distinguished that multifamily is four units in one structure, so we could not use that designation. Row house does not specify how many units must be in a dwelling.

Ball : no issues. Not in the flood plain, it has access to utilities.

Boreren : conditional use for residential use instead of commercial, and giving the designation of row housing. This is a ruling. If passed, it goes to the Board of Zoning Appeals.

Salyers : are there plans to fence in any boundaries of the property? How is the lighting in the area?

Rogers : There is a 6ft wood fence behind the property. Then we will continue that fence back to the old cement place. I would like to put a security gate across the front to create, potentially, an area for pets for the residents (that would be later on, though. Not within the immediate scope of the project).

Broeren : are there screening requirements?

Blankenhorn : for the business, yes. More intrusive use is required to screen against the less intrusive.

Motion to Approve as Presented	
RESULT:	Adopted [5 TO 0]
MOVER:	Safety Service Director Tanner Salyers
SECONDER:	Greg Yashnyk
AYES:	Matthew Starr, Tanner Salyers, Todd Hawkins, Anne Ellsworth, Greg Yashnyk
NAYS:	None

ADJOURN

Salyers made a motion to adjourn. Hawkins seconded. Adjourned at 4:46 PM by unanimous voice vote.

This proposal seeks approval to develop five existing parcels into a **small, cohesive residential community** that addresses the town's need for additional housing while remaining compatible with the surrounding neighborhood. The project is intentionally designed as a **low-density, residential-scale development** that increases housing supply without altering the character of the area.

The development consists of **two modestly sized residential buildings** arranged to use the land efficiently while preserving open space. Rather than constructing multiple individual structures across the five parcels, the project consolidates housing into two buildings, reducing site disturbance and infrastructure duplication. This approach allows the property to function as a unified community rather than a collection of separate lots.

The first building contains **two one-bedroom, one-bathroom units and one two-bedroom, one-bathroom unit**. The second building contains **one three-bedroom, one-bathroom unit and two one-bedroom, one-bathroom units**. This unit mix provides housing options for individuals, couples, and families, supporting a diverse and stable residential population.

Multi-unit construction is the **most efficient and cost-effective method of delivering new housing**. Shared foundations, roofs, utility connections, and site improvements significantly reduce the cost per dwelling unit compared to multiple stand-alone buildings. These efficiencies allow the development to offer **new, well-built housing at more attainable rent levels**, helping to ease pressure on the existing housing stock while maintaining quality standards.

The site design prioritizes **livability and open space**. By limiting the number of buildings, the project creates a **large shared green space** accessible to all residents. This area provides space for families and neighbors to gather, enhances the residential environment, and offsets building density with usable outdoor space. The inclusion of green space reinforces a neighborhood-oriented design and contributes to overall quality of life.

From a land-use perspective, this project represents **responsible, incremental growth**. It adds housing within an established area, minimizes impervious surface expansion, and reduces long-term impacts on public infrastructure. The development avoids high-density apartment construction while still achieving efficient land use consistent with residential zoning intent.

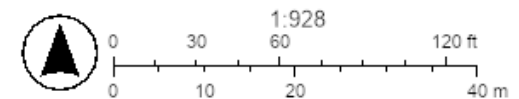
Overall, this proposal balances **housing need, affordability, and neighborhood compatibility**. By consolidating five parcels into a thoughtfully designed two-building development with shared green space, the project provides a practical and community-focused solution that supports the town's long-term housing goals.

Jackson ST - BHB Interior



2/24/2026, 11:15:19 AM

- Knox County GIS - Road Centerlines
- Parcels
- ▲ Survey Points



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap
 Knox County Ohio
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Item: 2026-MPC-10 Zoning Amendment for parcels 66-07885.000 and 66-05577.000

ITEM REPORT

To: Municipal Planning Commission

From: Lacie Blankenhorn, Development Services Manager

Meeting Date: April 9, 2026

Department/Office: Municipal Planning Commission

Item Name: 2026-MPC-10 Zoning Amendment for parcels 66-07885.000 and 66-05577.000

Summary:

Applicant, on behalf of the Owner, requests a Zoning Amendment to reclassify 2 parcels, 66-07885.000 and 66-05577.000 from R-1 - Single Family Residential District to GB - General Business District, located at 804 Coshocton AVE. The parcels to the immediate east and north are zoned GB. The parcels to the west and south are zoned R-1.

Recommended Action:

Motion to Recommend to City Council - Approval of the Zoning Amendment as presented; or
 Motion to Recommend to City Council - Denial of the Zoning Amendment

Attachments:

1.	OAP-MountVernonOH-Rezoning Packet
2.	COMPREHENSIVE PLAN STATEMENT O Reilly Mt. Vernon OH MOH
3.	Vicinity Map - Mt. Vernon OH MOH
4.	C2.1 - Prelim
5.	Area zoning aerial



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address			
Agent's Name, Address, Phone, and Email Address			
<i>Site Information</i>			
Site Address	Legal Description		
Parcel Number	Deed Volume and Page Number		
<i>Use of Property</i>			
Present Use 510 - SINGLE FAMILY DWLG OWNER OCCUP	Present Zoning District		
Proposed Use	Proposed Zoning District		
<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 \$200.00 filing fee as established by ordinance. 			
<p>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.</p>			
Date:		By:	
<i>Filing Information</i>			
Filing Date	Fee deposit \$200.00	Date Paid	Receipt Number

This form revised 06-03-2024

COMPREHENSIVE PLAN STATEMENT
APPLICATION FOR ZONING AMENDMENT

PARCEL NUMBER: 66-07885.000 & 66-05577.000

OWNER: O'Reilly Auto Enterprises, LLC

ZONED: R-1

PROPOSED ZONING: GB

ADDRESS: 804 COSHOCTON AVE

O'Reilly Auto Parts will provide numerous benefits to the community by supplying automotive parts and accessories that support the transportation needs of residents and local businesses, while also creating permanent employment opportunities and contributing to the City's income and property tax base. Retail establishments of this type provide stable jobs and support ongoing economic activity within the community.

The subject property located at 804 Coshocton Avenue, Mount Vernon, Ohio 43050, is situated within an established commercial corridor characterized by existing business and retail uses. The surrounding area reflects a pattern of development consistent with the General Business (GB) district and is adequately served by major streets and supporting infrastructure appropriate for commercial activity. Rezoning the parcel from R-1 (Single-Family Residential) to GB (General Business) will allow the property to be developed in a manner consistent with the existing commercial character of the corridor and in accordance with the City of Mount Vernon Zoning Ordinances.

Adjoining Properties:

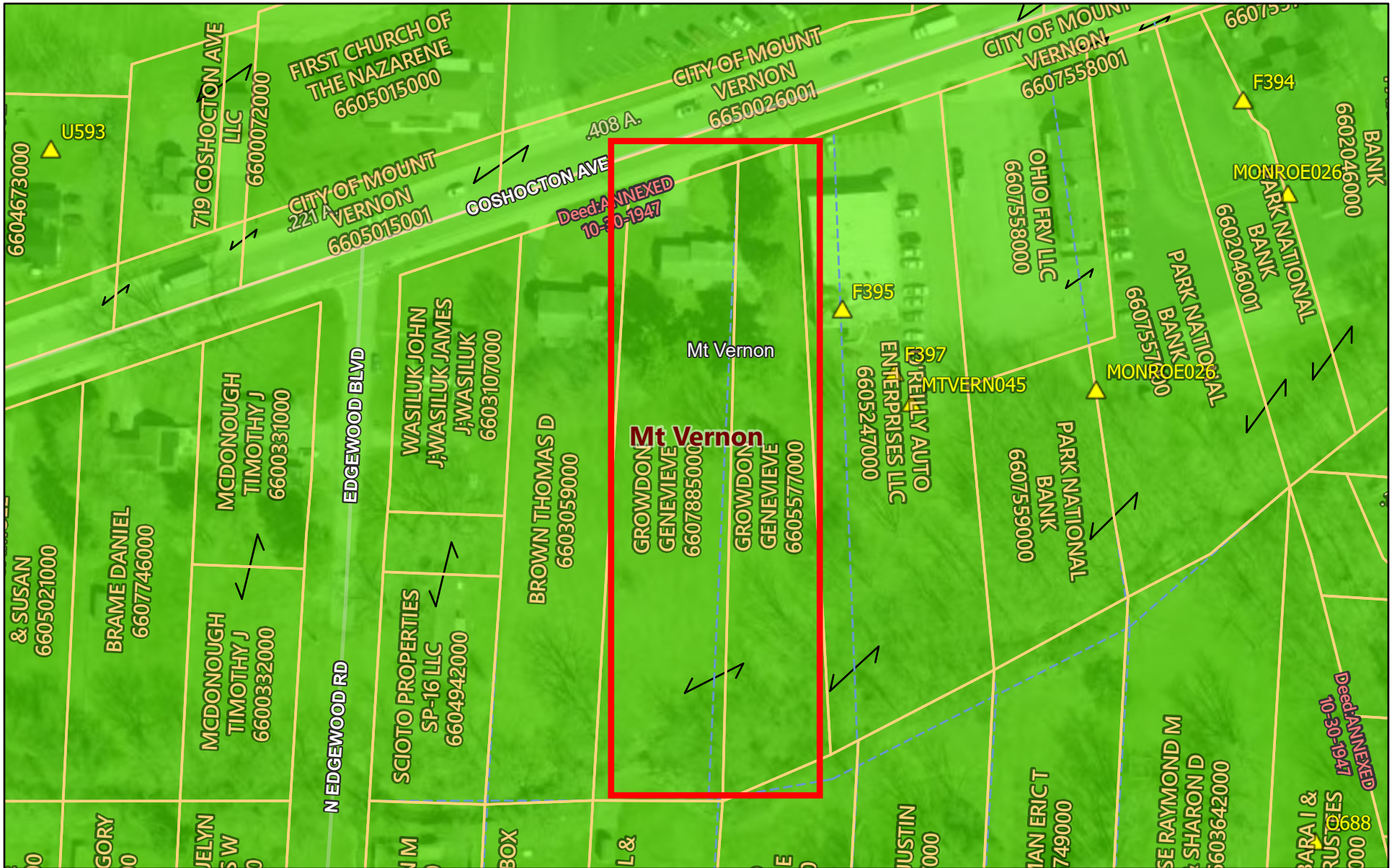
- West: Thomas D Brown - 802 Coshocton Ave PPN: 66-03059.000 - a single family home zoned R-1 owned by Thomas D Brown
- East: O'Reilly Auto Enterprises, LLC - PO Box 9167 Springfield, MO 65801 PPN: 66-05247.000; zoned GB
- North: Knox Community Hospital - medical offices - 1220 Yauger Road, PPN: 66-09867.000; zoned O/I

- South: David & Betty Sue Willits - 105 Marita Dr Mount Vernon, OH 43050 PPN:66-04343.000
000 - a single family home zoned R-1 owned by David & Betty Sue Willits






Margaret Woldford – 107 Marita Dr Mount Vernon, OH 43050 PPN: 66-00054.000
a single family home zoned R-1 owned by Margaret Woldford

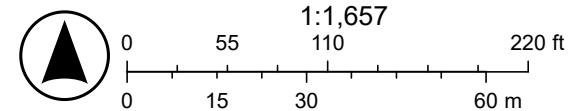
By reutilizing a developed parcel, O'Reilly Auto Enterprises, LLC is ensuring responsible growth in the City of Mount Vernon upon a parcel that is already sandwiched between two O/I parcels.

Knox County Ohio

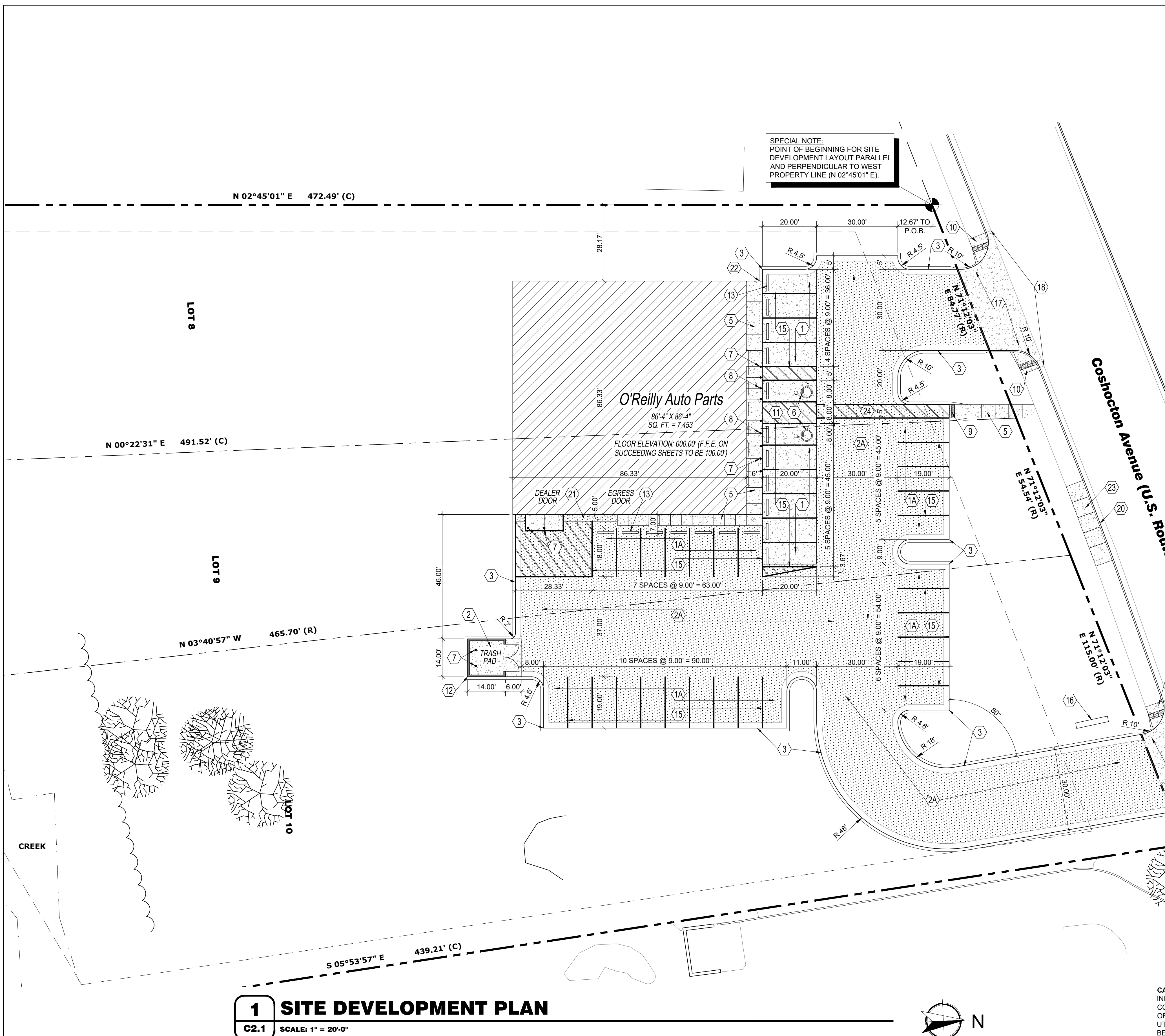


2/17/2026, 3:19:38 PM

-  Knox County GIS - Road Centerlines
-  Survey Points
-  Townships
-  Parcels
-  Corporate



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap



SPECIAL NOTE:
POINT OF BEGINNING FOR SITE
DEVELOPMENT LAYOUT PARALLEL
AND PERPENDICULAR TO WEST
PROPERTY LINE (N 02°45'01" E).

ZONING CODE	
ZONING CLASSIFICATION:	XX (XXX)
PROPERTY AREA:	(REFER TO SURVEY)
PAVEMENT AREA:	20,234 SQ. FT.
PARKING SUMMARY	
PARKING FORMULA:	1 SP. PER XX SQ. FT. GFA
SPACE SIZE:	9' x 20'
SPACES REQUIRED:	15 (7,453/500 = 14.9)
SPACES PROVIDED:	39
H.C. SPACES PROVIDED:	2

SYMBOLS LEGEND	
[Symbol]	NEW BUILDING CONSTRUCTION
[Symbol]	AREA OF CONCRETE
[Symbol]	AREA OF PAVING
[Symbol]	EXISTING MONUMENT SIGN LOCATION
[Symbol]	NEW CONCRETE PAVING BLOCK
[Symbol]	NEW LIGHT POLE LOCATION
[Symbol]	NEW FENCE CONSTRUCTION

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

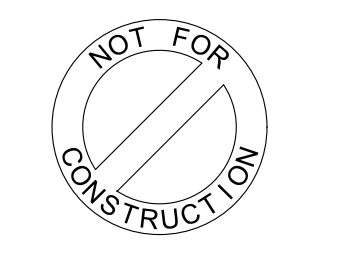
GENERAL NOTES	
(A)	REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
(B)	SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
(C)	COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
(D)	REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
(E)	PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

KEY NOTES	
(1)	CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
(1A)	ASPHALT PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1A/C2.2.
(2)	CONCRETE PAVING (HEAVY DUTY) AT REFUSE AREA, REFER TO DETAIL 1/C2.2.
(2A)	ASPHALT PAVING (HEAVY DUTY) AT DRIVE AREAS, REFER TO DETAIL 2A/C2.2.
(3)	CONCRETE CURB, REFER TO DETAIL 3/C2.2.
(4)	NOT USED.
(5)	CONCRETE SIDEWALK, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
(6)	ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/C2.2.
(7)	STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (8) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
(8)	ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
(9)	DETECTABLE WARNING SURFACE, REFER TO DETAIL 9/C2.2.
(10)	ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 10/C2.2.
(11)	ACCESSIBLE PARKING SPACE WITH ACCESSIBLE AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
(12)	REFUSE ENCLOSURE, REFER TO 1/C2.3.
(13)	CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1'-6" LONG #4 REBAR.
(14)	PARKING LOT LIGHTING, REFER TO UTILITY SITE PLAN FOR TYPE AND CONSTRUCTION.
(15)	4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
(16)	SITE SIGN, REFER TO SHEET SG1.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO UTILITY SITE PLAN FOR ADDITIONAL REQUIREMENTS.
(17)	CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
(18)	LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
(19)	ROLL DOWN CURB END TRANSITION SLOPING 1:2.
(20)	CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY AND / OR STATE DESIGN STANDARDS.
(21)	CONCRETE PAVING APRON TO BE PROVIDED WHERE ASPHALT PAVEMENT USED, REFER TO DETAIL 4/C2.2.
(22)	BULLNOSE CURB, REFER TO DETAIL 2/C2.2.
(23)	CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 5/C2.2.
(24)	5' WIDE MINIMUM DESIGNATED ACCESSIBLE ROUTE. SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. PROVIDE PAVEMENT STRIPING AS INDICATED.

1 SITE DEVELOPMENT PLAN
C2.1 SCALE: 1" = 20'-0"

811
Know what's below
Call before you dig.

SPECIAL NOTE:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

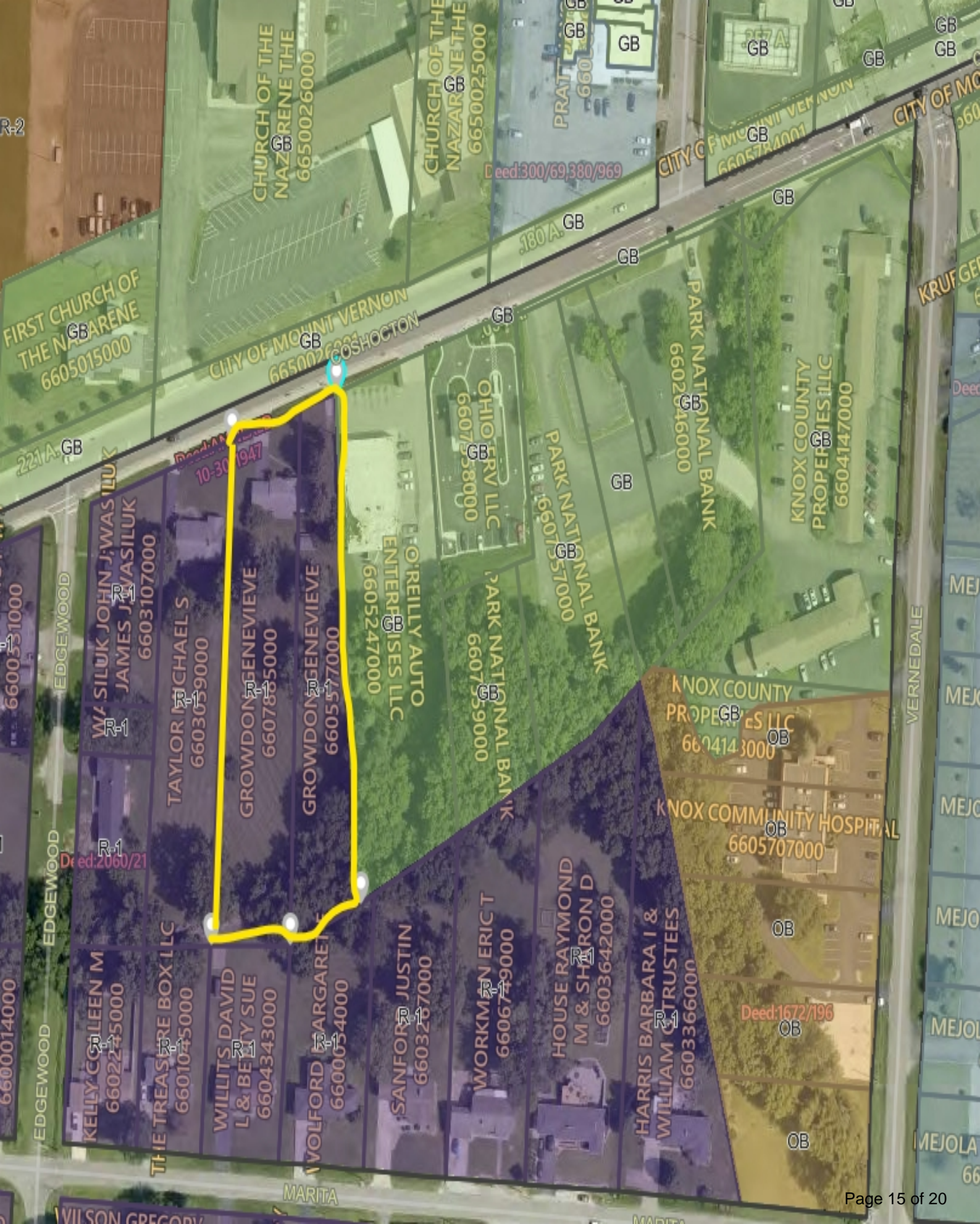


CRAIG A. SCHNEIDER, AIA
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@estertschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
COSHOCOTON AVE
MT. VERNON, OH
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

FORM #	0000
REVISION	00-00-00
DATE:	



CHURCH OF THE NAZARENE THE 6650026000

CHURCH OF THE NAZARENE THE 6650025000

FIRST CHURCH OF THE NAZARENE 665015000

CITY OF MOUNT VERNON 6650026000

CITY OF MOUNT VERNON 6605780001

221A GB

.180A GB

WJ SILUK JOHN J; WASILUK JAMES J 6603107000

TAYLOR MICHAEL S 6603079000

GROWDONGENEVIEVE 6607895000

GROWDONGENEVIEVE 6605577000

O'REILLY AUTO ENTERPRISES LLC 6605247000

OHIO TRV LLC 6607580000

PARK NATIONAL BANK 6607590000

PARK NATIONAL BANK 6607557000

PARK NATIONAL BANK 6602046000

KNOX COUNTY PROPERTIES LLC 6604147000

KNOX COUNTY PROPERTIES LLC 6604143000

KNOX COMMUNITY HOSPITAL 6605707000

HOUSE RAYMOND M & SHARON D 6603642000

HARRIS BARBARA I & WILLIAM G TRUSTEES 6603366000

SANFORD JUSTIN 6603267000

WORKMAN ERIC T 6606749000

WILLITS DAVID L & BETTY SUE 6604343000

WOLFORD MARGARET 6600094000

THE TREASURE BOX LLC 6601045000

KELLY COLLEEN M 6602245000

6600531000

EDGEWOOD

EDGEWOOD

EDGEWOOD

6600014000

EDGEWOOD

VERNE DALE

MEJOLA

MEJOLA

MEJOLA

MEJOLA



Item: 2026-MPC-11 Petition to Vacate undeveloped platted alley between parcels 66-04770.000 and 66-04771.000

ITEM REPORT

To: Municipal Planning Commission

From: Lacie Blankenhorn, Development Services Manager

Meeting Date: April 9, 2026

Department/Office: Municipal Planning Commission

Item Name: 2026-MPC-11 Petition to Vacate undeveloped platted alley between parcels 66-04770.000 and 66-04771.000

Summary:

Applicant, on behalf of the adjoining owners, submits a Petition to Vacate an undeveloped platted alley between 2 parcels, 66-04770.000 and 66-04771.000, both under the same ownership. There is an existing easement that contains a sanitary sewer mainline running north to south across the subject alley, which will remain.

Recommended Action:

Motion to Recommend to City Council - approval of the Petition to Vacate as presented; or
Motion to Recommend to City Council - approval of the Petition to Vacate as modified; or
Motion to Recommend to City Council - denial of the Petition to Vacate as presented.

Attachments:

1.	Petition to Vacate Alley
2.	Utility Map

PETITION TO VACATE ALLEY
R.C. § 711.39

To: Mount Vernon City Council

The undersigned petitioners hereby petition to vacate the alley between Parcel Number 66-04770.000 and Parcel Number 66-04771.000, and respectfully represent unto the Mount Vernon City Council as follows:

1. That the petitioners, Julius Joe Schwarcz and Sherry Anne Schwarcz, are the owners in fee simple title to Parcel Numbers 66-04770.000 and 66-04771.000.
2. The territory described herein is located in the County of Knox in the State of Ohio, and the City of Mount Vernon.
3. There exists on said Parcels and said Alley an Easement to the City of Mount Vernon, which Easement was recorded in Volume 246, Page 97 of the Knox County, Ohio, Deed Records.
4. The undersigned, being a duly authorized representative of the petitioners, hereby petitions to Vacate the Alley described in the attached Survey:

Parcel One:

Situate in the City of Mount Vernon, County of Knox and State of Ohio:
And being all of Lots 12, 13, 14, 15, 16, and 17 in White's Heir Sub-Division.
Parcel Numbers: 66-04770.000

Parcel Two:

Situate in the City of Mount Vernon, County of Knox and State of Ohio:

And being all of Lots 24, 25, 26, 27, 28, and 29 in White's Heir Sub-Division.

Parcel Numbers: 66-04771.000


Jeremy R. Abrams, Attorney at Law, Kidwell, Cunningham, & Abrams, Ltd., 112 North Main Street, Mount Vernon, Ohio 43050, hereby represents the petitioners.

Please take notice that, simultaneously with the filing of this petition, our agent, Jeremy R. Abrams, Attorney at Law, is also filing a list of all adjoining property owners.

In Witness Whereof, the undersigned property owners hereby affix their signature on the date so indicated.

Petitioners:

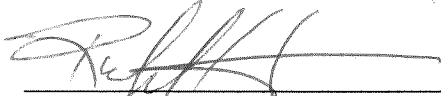
 3/23/2026
Julius Joe Schwarcz Date Signed

 3/23/26
Sherry Anne Schwarcz Date Signed

LIST OF ADJOINING PROPERTY OWNERS

Richard Hansen, Sr. – 126 N. Center Street, Mount Vernon, Ohio 43050 PN 66-04526.000


Approved by:



Richard Hansen, Sr.

Willow Branch Properties LLC – 208 Whiteheirs Street, Mount Vernon, Ohio 43050 PN 66-03048.000

Approved by:

By: 
Bryan McCreary

Member of Willow Branch Properties LLC

TRACY & MILLS, SURVEYORS

DAVID R. MILLS, PS
SURVEYOR #7157

5 Harrison Avenue - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324
info@tracyandmills.com

FLOYD W. BARNES, PS
1921-2018

AMY BERNICKEN, PS
SURVEYOR #8571

THOMAS M. TRACY, PS
1941-2002

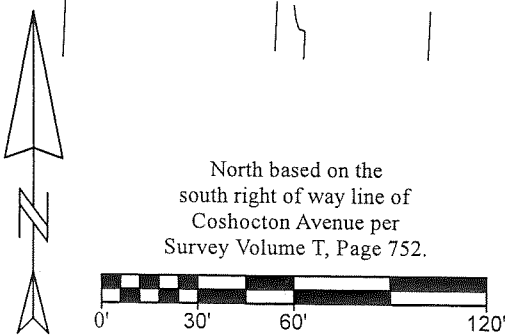
SURVEY FOR: **Julius & Sherry Schwarcz. Deed Volume 1974, Page 217.**
LOCATION: **All of Lots 12-17 & 24-29 in Whites' Heirs Subdivision,
City of Mount Vernon, U.S.M.L., Knox County, Ohio**

Date: March 17, 2026
Scale: 1" = 60'

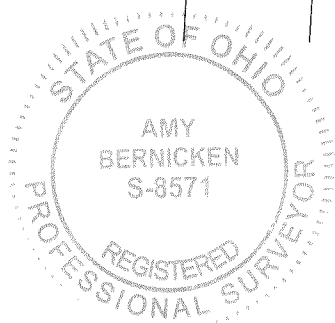
PARCEL # 66-04770.000
66-04771.000



Z:\Carlson 2022\66-04778.000 Perkins\66-04771.000 ALLEY VACATION.dwg



- Iron Pin Set (5/8" x 30") Capped "Tracy & Mills"
- 5/8" Iron Pin Found
- ∅ Iron Pipe Found
- ◆ Cotton Gin Spike Found



CERTIFICATION: We hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

[Signature]
David R. Mills, Surveyor No. 7157
Amy Bernicken, Surveyor No. 8571

