

# Municipal Planning Commission Minutes Regular Meeting

April 9, 2026



## VIDEO BROADCASTING & RECORDING

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

## CALL TO ORDER

Present
Mayor Matthew Starr Safety Service Director Tanner Salyers Todd Hawkins Anne Ellsworth Greg Yashnyk

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  
James Mahan, Jeremy Abrams, Maureen Pennington, Sherry Schwarcz, Julius Schwarcz, Paul Engel

## MINUTES APPROVAL

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

Ellsworth made a motion to approve the March 12, 2026 MPC minutes. Hawkins seconded. Approved by unanimous voice vote.

## MPC ITEMS

Mayor Starr read the commission rules before turning to new business.

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

Sherman introduced the case.

Paul Engel, on behalf of the owner (sworn in): noted that the goal of O'Reilly's is to clean up the area. Landscape plans for a buffer for residential areas. The material face of the building will face residential, with no lights shining into the residential area. Two access points will be safer. Incorporating property to the west will help clean that area up and make it nicer. There will not be a service station, just a parts store. O'Reilly wants to be a long-term tenant. A larger store will most likely mean an increase in jobs. The store will go from about 6,000 to 7,500 square feet. The plan for parking and deliveries is on the side of the store that is not facing the residential area.

Blankenhorn received no other communications.

Ball has no engineering concerns regarding the rezoning.

Broeren has no legal concerns.

<b>ROLL CALL VOTE</b>	<b>Motion to Recommend to City Council for Approval</b>
<b>RESULT:</b>	<b>Adopted [5 TO 0]</b>
<b>MOVER:</b>	Safety Service Director Tanner Salyers
<b>SECONDER:</b>	Greg Yashnyk
<b>AYES:</b>	Matthew Starr, Tanner Salyers, Todd Hawkins, Anne Ellsworth, Greg Yashnyk
<b>NAYS:</b>	None

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

and 66-04771.000

Sherman introduced the case.

Jeremy Abrams, on behalf of the owners (sworn in): The Schwartz's own the parcels to the North and South of the alley. The alley is undeveloped and merely grass. The sole intention of the owners is to build a fence for their dogs. They are aware of the easement that is in place. Richard Hansen has the adjacent property to the West, and has signed the petition to vacate the alley. Willow Branch Properties LLC has also signed the petition.

Blankenhorn received no other communications. The notification that went to Willow Branch Properties LLC was returned undeliverable. However, they've signed the petition to vacate the alley, so there is no issue there.

Ball has no engineering concerns regarding the rezoning. And sees no reason to develop the alley in the future.

Broeren has no legal concerns.

<b>ROLL CALL VOTE</b>	<b>Motion to Recommend to City Council for Approval</b>
<b>RESULT:</b>	<b>Adopted [5 TO 0]</b>
<b>MOVER:</b>	Anne Ellsworth
<b>SECONDER:</b>	Todd Hawkins
<b>AYES:</b>	Matthew Starr, Tanner Salyers, Todd Hawkins, Anne Ellsworth, Greg Yashnyk
<b>NAYS:</b>	None

## **ADJOURN**

Yashnyk made a motion to adjourn. Ellsworth seconded. Adjourned by unanimous voice vote at 4:20 p.m.



# 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><b>The following documents must also be submitted with this application:</b></p> <ol style="list-style-type: none"> <li>1. A statement of the reason(s) for the proposed amendment.</li> <li>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.</li> <li>3. A statement on the ways in which the proposed amendment relates to the comprehensive plan.</li> <li>4. The \$200.00 filing fee as established by ordinance.</li> </ol>			
<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 <b>\$200.00</b>	Date Paid	Receipt Number

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:**

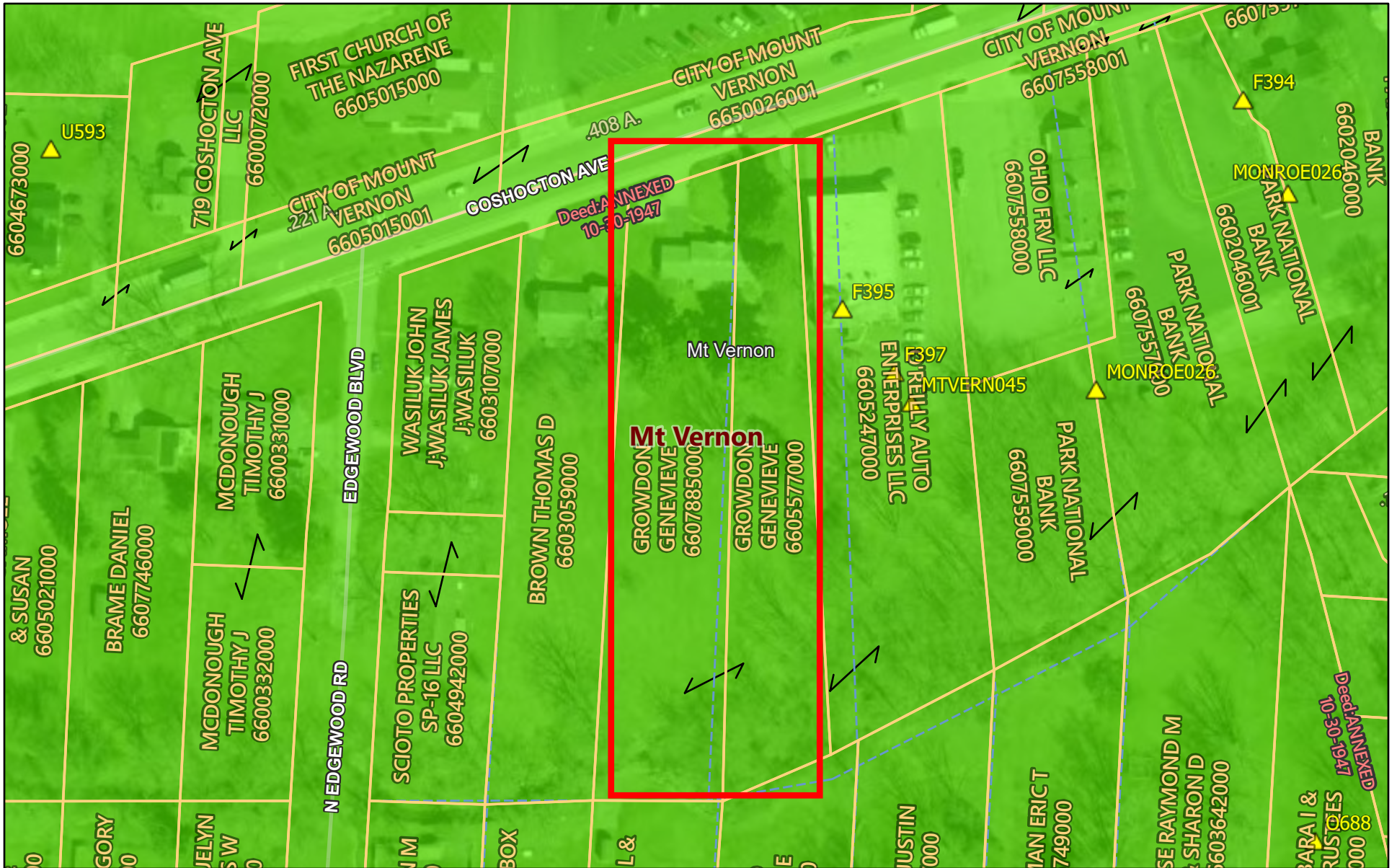
- West: Thomas D Brown - 802 Coshocton Ave PPN: 66-03059.000 - a single family home zoned R-1 owned by Thomas D Brown
- East: O'Reilly Auto Enterprises, LLC - PO Box 9167 Springfield, MO 65801 PPN: 66-05247.000; zoned GB
- North: Knox Community Hospital - medical offices - 1220 Yauger Road, PPN: 66-09867.000;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

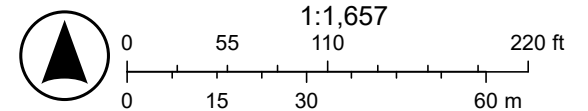
By reutilizing a developed parcel, O'Reilly Auto Enterprises, LLC is ensuring responsible growth in the City of Mount Vernon upon a parcel that is already sandwiched between two O/I parcels.

# Knox County Ohio

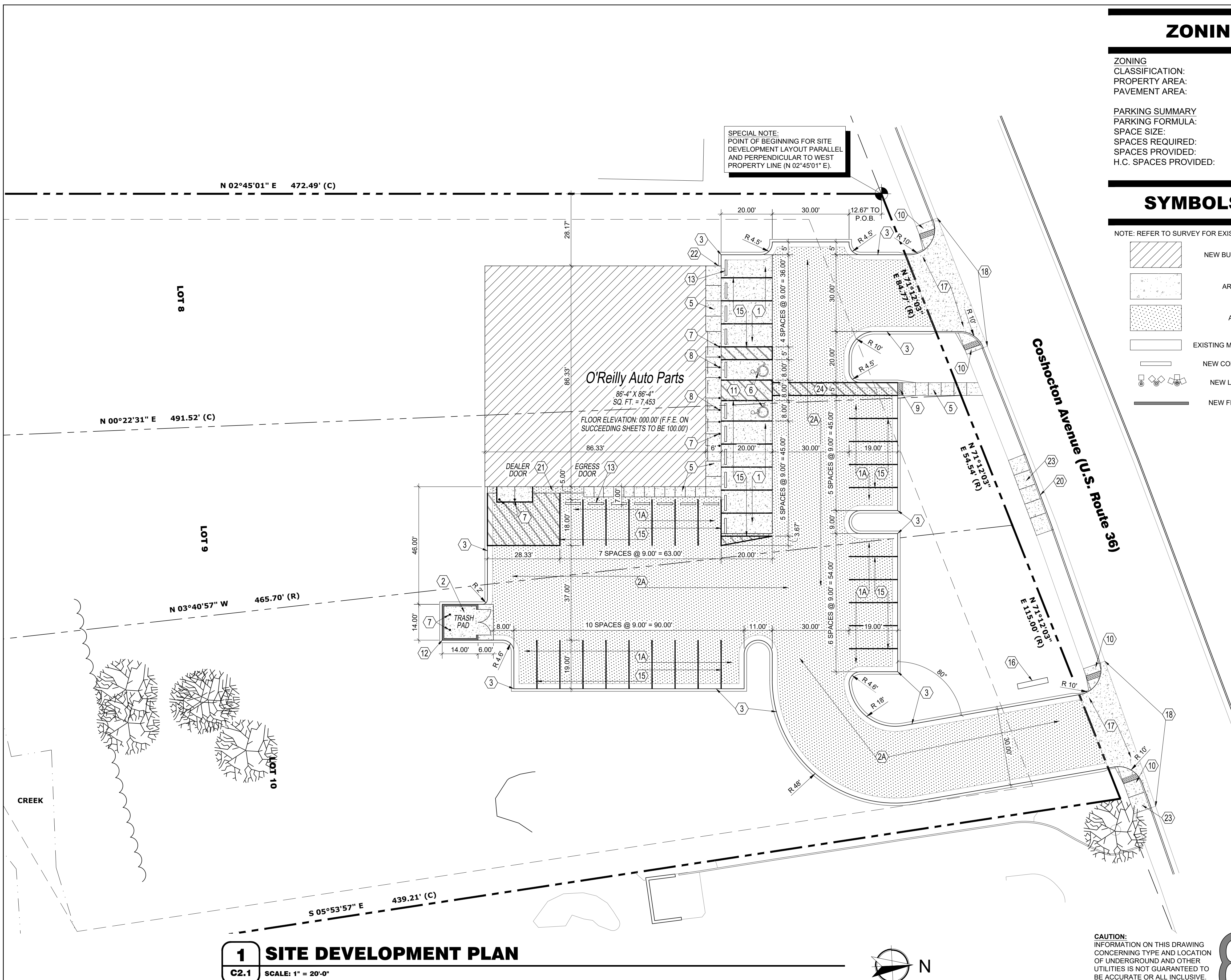


2/17/2026, 3:19:38 PM

-  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



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

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	EXISTING MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

- ### GENERAL NOTES
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
  - SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
  - COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
  - REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
  - 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
- CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
  - ASPHALT PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1A/C2.2.
  - CONCRETE PAVING (HEAVY DUTY) AT REFUSE AREA, REFER TO DETAIL 1/C2.2.
  - ASPHALT PAVING (HEAVY DUTY) AT DRIVE AREAS, REFER TO DETAIL 2A/C2.2.
  - CONCRETE CURB, REFER TO DETAIL 3/C2.2.
  - NOT USED.
  - CONCRETE SIDEWALK, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
  - ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/C2.2.
  - 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.
  - ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
  - DETECTABLE WARNING SURFACE, REFER TO DETAIL 9/C2.2.
  - 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.
  - 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.
  - REFUSE ENCLOSURE, REFER TO 1/C2.3.
  - CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1'-6" LONG #4 REBAR.
  - PARKING LOT LIGHTING, REFER TO UTILITY SITE PLAN FOR TYPE AND CONSTRUCTION.
  - 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
  - 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.
  - CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
  - 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.
  - ROLL DOWN CURB END TRANSITION SLOPING 1:2.
  - CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY AND / OR STATE DESIGN STANDARDS.
  - CONCRETE PAVING APRON TO BE PROVIDED WHERE ASPHALT PAVEMENT USED, REFER TO DETAIL 4/C2.2.
  - BULLNOSE CURB, REFER TO DETAIL 2/C2.2.
  - 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.
  - 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.

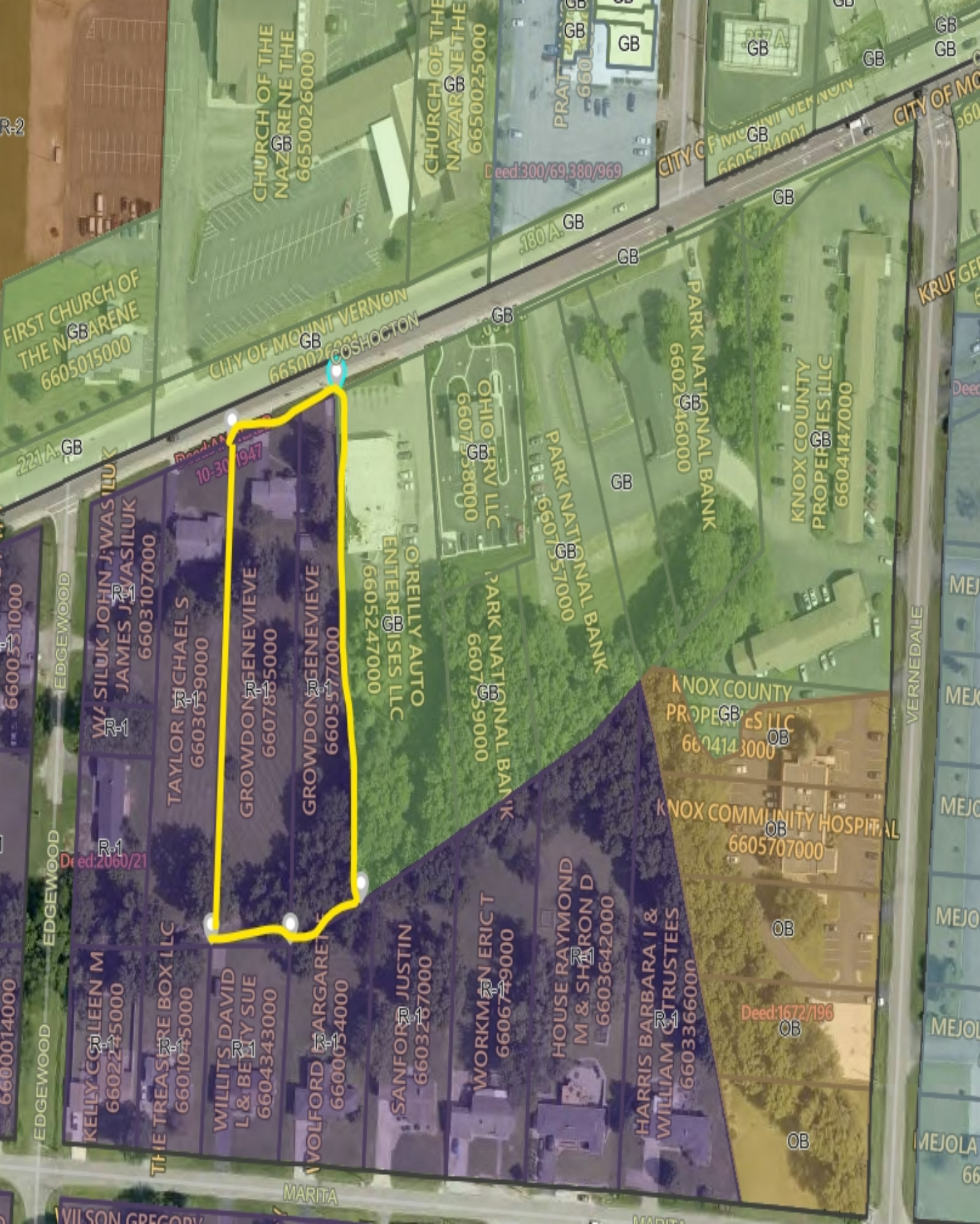


**CRAIG A. SCHNEIDER, AIA**  
 ARCHITECT  
 1736 East Sunshine, Suite 417  
 Springfield, Missouri 65804  
 417.862.0558  
 Fax: 417.862.3265  
 e-mail: architect@estertschneider.com

PROJECT:  
**NEW O'REILLY AUTO PARTS STORE**  
**COSHOCTON 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:	



FIRST CHURCH OF THE NAZARENE  
665015000

CHURCH OF THE NAZARENE THE  
6650026000

CHURCH OF THE NAZARENE THE  
6650025000

PRATT  
660120000

CITY OF MOUNT VERNON  
6605780001

CITY OF MOUNT VERNON  
6605780001

221A GB

Deed: 10-30-1947

6600331000

EDGEWOOD

WJ SILUK JOHN J; WASILUK  
JAMES J; WASILUK  
6603107000

TAYLOR MICHAEL S  
6603079000

GROWDONGENEVIEVE  
6607895000

GROWDONGENEVIEVE  
6605577000

O'REILLY AUTO ENTERPRISES LLC  
6605247000

OHIO TRV LLC  
6607580000

PARK NATIONAL BANK  
6607559000

PARK NATIONAL BANK  
6607557000

PARK NATIONAL BANK  
6602046000

KNOX COUNTY PROPERTIES LLC  
6604147000

EDGEWOOD

KELLY COLEEN M  
6602245000

THE TREASURE BOX LLC  
6601045000

WILLITS DAVID L & BETTY SUE  
6604343000

WOLFORD MARGARET  
6600054000

SANFORD JUSTIN  
6603267000

WORKMAN ERIC T  
6606749000

HOUSE RAYMOND M & SHARON D  
66036642000

HARRIS BARBARA I & WILLIAM TRUSTEES  
6603366000

KNOX COUNTY PROPERTIES LLC  
6604143000

KNOX COMMUNITY HOSPITAL  
6605707000

Deed: 1672/196

6600014000

EDGEWOOD

MARTA

WILSON GREGORY

VERNE DALE

MEJOLA

**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:**

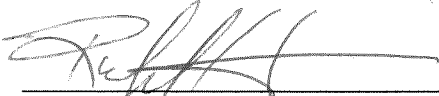
 3/23/2026  
Julius Joe Schwarcz      Date Signed

 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


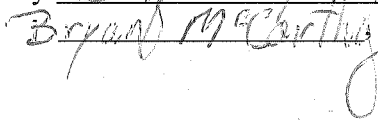
Approved by:



Richard Hansen, Sr.

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

Approved by:

By:   


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

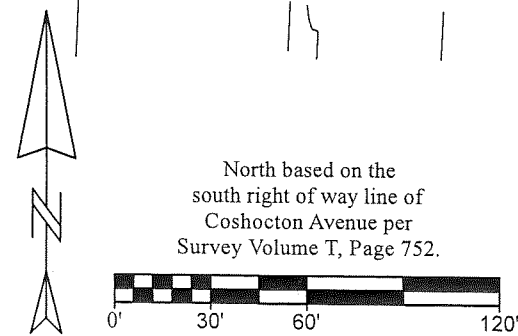
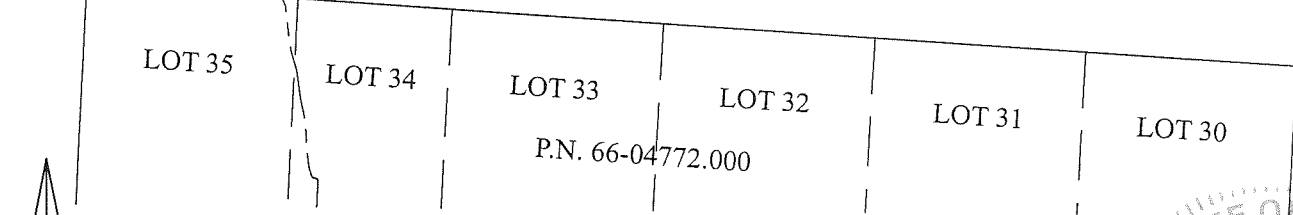
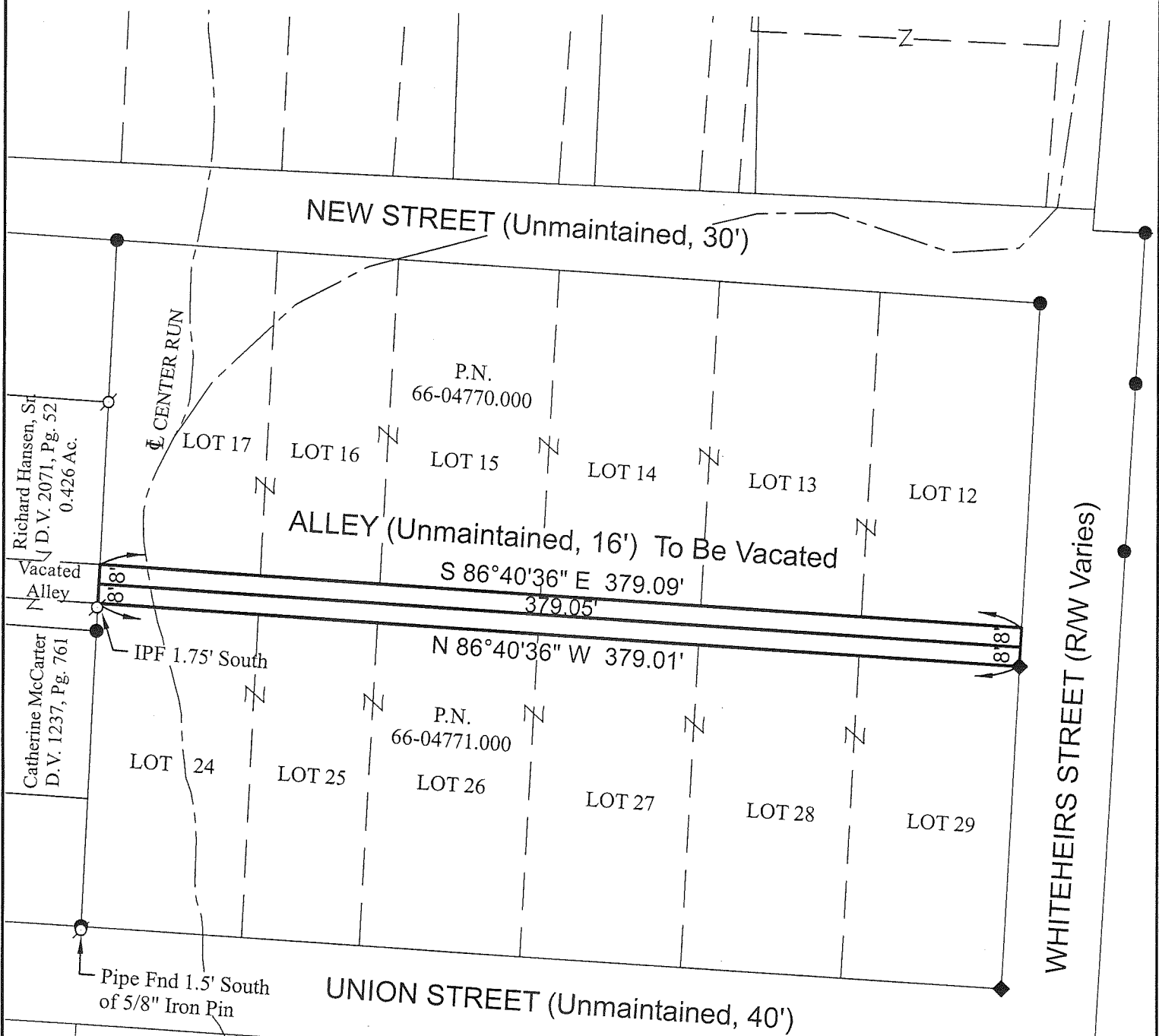
AMY BERNICKEN, PS  
SURVEYOR #8571

THOMAS M. TRACY, PS  
1941-2002

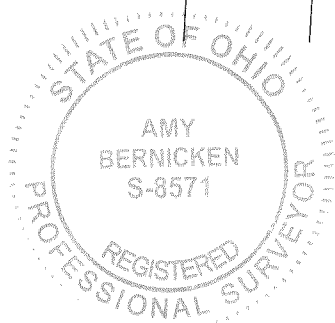
SURVEY FOR: **Julius & Sherry Schwarcz. Deed Volume 1974, Page 217.**  
LOCATION: **All of Lots 12-17 & 24-29 in Whites' Heirs Subdivision, City of Mount Vernon, U.S.M.L., Knox County, Ohio**

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

PARCEL # 66-04770.000  
66-04771.000



- 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

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



NEW

NEW

UNION

WHITE HERS

WHITE HERS

MC

UBA

Lot 18

Lot 17

Lot 16

Lot 15

Lot 14

Lot 13

Lot 12

Lot 24

Lot 25

Lot 26

Lot 27

Lot 28

Lot 29

SCHWARCZ JULIUS  
JOE & SHERRY ANNE  
6604771000

SCHWARCZ JULIUS  
JOE & SHERRY ANNE  
6604770000

CATHERINE  
38000

CATHERINE  
35000

STINE KAY  
67000

93.70

15

30

15

102.10

15

8

58.12

66.00

139.56

30

40

16

207

106.40

8

40

8

20

