



**City Council
Legislative Session**

Agenda

**April 25, 2022
7:00 PM**

COMMITTEE MEETINGS

- Committee Meeting Schedule for April 25, 2022

6:20-6:30	Accessible pedestrian signals	Parks & Lands Keener
6:30-6:45	Trash removal	Utilities Woods
6:45-7:15	Public hearing: Rockford development	Planning & Zoning Hillier
7:30 p.m.	City Council Legislative Meeting	Ref: Agenda

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - Apr 11, 2022 7:30 PM

RECEIVE PETITIONS AND COMMUNICATIONS

None.

RECEIVE COMMITTEE REPORTS

- Streets and Public Buildings Committee Meeting Minutes for April 11, 2022
- Employee and Community Relations Committee Meeting Minutes for April 11, 2022 (A)
- Employee and Community Relations Committee Meeting Minutes for April 11, 2022 (B)

- Employee and Community Relations Committee Meeting Minutes for April 11, 2022 (C)
- Planning and Zoning Committee Meeting Minutes for April 11, 2022

LIQUOR CONTROL LICENSE

None.

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

Zach Green, Commissioner, Knox Public Health -- Quarterly Report

EXECUTIVE SESSION ON LAND ACQUISITION**RESOLUTIONS FOR THIRD READING****RESOLUTIONS FOR SECOND READING****RESOLUTIONS FOR FIRST READING****RESOLUTION NO. 2022-37**

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO MAKE SUPPLEMENTAL APPROPRIATIONS.

Finance and Budget: Seavolt, Kirby

RESOLUTION NO. 2022-38

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.

Finance and Budget: Seavolt, Kirby

RESOLUTION NO. 2022-39

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS FROM 2020; AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Kirby

RESOLUTION NO. 2022-40

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO TRANSFER CERTAIN FUNDS.

Finance and Budget: Seavolt, Kirby

RESOLUTION NO. 2022-41

A RESOLUTION PLACING A HISTORIC MARKER ON THE CITY RIGHT-OF-WAY AT 102 WEST OHIO AVENUE IN HONOR OF WAYMAN CHAPEL A.M.E. CHURCH; AND DECLARING AN EMERGENCY.

Parks and Lands: Keener, Woods

RESOLUTION NO. 2022-42

A RESOLUTION TO SUBMIT AN APPLICATION FOR THE PY 2022 CDGB NEIGHBORHOOD REVITALIZATION GRANT PROGRAM; AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Kirby

RESOLUTION NO. 2022-43

A RESOLUTION TO SUBMIT AN APPLICATION FOR THE PY 2022 CDBG CRITICAL INFRASTRUCTURE GRANT PROGRAM; AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Kirby

RESOLUTION NO. 2022-44

A RESOLUTION TO SUBMIT AN APPLICATION FOR THE PY 2022 CDBG ALLOCATION GRANT PROGRAM; AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Kirby

RESOLUTION NO. 2022-45

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON TO ENTER INTO AGREEMENTS TO ACQUIRE IN WHOLE OR IN PART FOUR (4) PARCELS OF PROPERTY LOCATED WITHIN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Streets and Public Buildings: Severns, Francis

ORDINANCES FOR THIRD READINGORDINANCE NO. 2022-16

AN ORDINANCE TO APPROVE, ADOPT AND ENACT THE FEBRUARY 2022 REPLACEMENT PAGES TO THE CODIFIED ORDINANCES; TO REPEAL ORDINANCES IN CONFLICT THEREWITH; TO PUBLISH THE ENACTMENT OF NEW MATTER; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCE NO. 2022-17

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF A PORTION OF 17795 COSHOCTON ROAD (PARCEL NUMBER 71-00050.000)

FROM THE PRESENT ZONING OF R-1-SINGLE FAMILY DISTRICT, PND-PLANNED NEIGHBORHOOD DISTRICT AND GB-GENERAL BUSINESS DISTRICT TO R-3-MULTIPLE FAMILY DISTRICT; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCES FOR SECOND READING

ORDINANCES FOR FIRST READING

REMARKS FROM THE ADMINISTRATION

REMARKS FROM COUNCIL

ADJOURN AT THE CALL OF THE PRESIDENT



PRESS RELEASE

City Hall
40 Public Square
Mount Vernon, OH 43050

FOR MORE INFORMATION, CONTACT:
Todd Hill, Clerk of Council
740-393-9517 Fax: 740-397-6595

FOR IMMEDIATE RELEASE

April 20, 2022

Mount Vernon City Council Committee Meeting Schedule April 25, 2022

6:20-6:30	Accessible pedestrian signals	Parks & Lands Keener
6:30-6:45	Trash removal	Utilities Woods
6:45-7:15	Public hearing: Rockford development	Planning & Zoning Hillier
7:30 p.m.	City Council Legislative Meeting	Ref: Agenda

The above listed meeting will be held to discuss the above items; but will not be limited to those listed.
Mount Vernon News - WMVO - WNZR – City Hall Bulletin Board



2022-2023

Streets and Public Buildings Committee Meeting Minutes

April 11, 2022 – 6:05 p.m. to 6:08 p.m.

COUNCIL PRESENT:

Josh Kirby, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

ABSENT:

Bruce E. Hawkins, President

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Rick Dzik, Safety-Service Director
Terry Scott, Auditor
Rob Broeren, Law Director
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages
Afet Kilinc, Freedom Center
Ora Smith

The new owners of 135 S. Main St. have requested an easement, as a small portion of the building there was originally built on City property. Law Director Rob Broeren discussed the matter. Resolution No. 2022-32, granting an easement, went before Council during the legislative meeting later in the evening, when the rule requiring three separate readings of the resolution was suspended and the resolution was adopted. No further meetings on the matter were scheduled and no further legislation was requested.

Respectfully submitted,

Mel Severns, Chair
Streets and Public Buildings Committee
Mount Vernon City Council

MS/th/11/24/21



**Employee and Community Relations Committee Meeting Minutes
Committee Meeting**

April 11, 2022 – 6:09 p.m. to 6:15 p.m.

COUNCIL PRESENT:

Josh Kirby, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

ABSENT:

Bruce Hawkins, Council President

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Rick Dzik, Safety-Service Director
Terry Scott, Auditor
Rob Broeren, Law Director
Todd Hill, Clerk
Cheryl Splain, Knox Pages

The committee discussed security for Council Chambers, and whether having a Police Officer present during Council meetings is desirable. It was noted that there is a functioning panic button in Chambers, and that funds have been budgeted this year for an officer's presence at Council meetings. Two members of Council voiced support for continuing to have an officer present, and it was decided to continue with the practice. No further meetings were requested on the matter, and no legislation was requested.

Respectfully submitted,

John Francis, Chair
Employee and Community Relations Committee
Mount Vernon City Council

JF/th



**Employee and Community Relations Committee Meeting Minutes
Committee Meeting**

April 11, 2022 – 6:15 p.m. to 6:26 p.m.

COUNCIL PRESENT:

Josh Kirby, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

ABSENT:

Bruce Hawkins, Council President

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Rick Dzik, Safety-Service Director
Terry Scott, Auditor
Rob Broeren, Law Director
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Teresa Bemiller, Knox County Commissioner
Chip McConville, Knox County Prosecutor

The committee discussed Resolution No. 2022-33, approving participation in the OneOhio Region 18 governance structure under the OneOhio memorandum of understanding, pertaining to settlement proceeds from opioid litigation. Knox County Prosecutor Chip McConville discussed how the settlement came about and how the proceeds will be disbursed, while Knox County Commissioner Teresa Bemiller detailed the composition of the Region 18 board, which would include Mayor Matt Starr. During the legislative meeting later in the evening, the rule requiring three separate readings of the resolution was suspended and the resolution was adopted. No further meetings were requested on the matter.

Respectfully submitted,

John Francis, Chair
Employee and Community Relations Committee
Mount Vernon City Council

JF/th



**Employee and Community Relations Committee Meeting Minutes
Committee Meeting**

April 11, 2022 – 6:26 p.m. to 6:47 p.m.

COUNCIL PRESENT:

Josh Kirby, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

ABSENT:

Bruce Hawkins, Council President

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Rick Dzik, Safety-Service Director
Terry Scott, Auditor
Rob Broeren, Law Director
Todd Hill, Clerk
Cheryl Splain, Knox Pages

The committee discussed Ordinance No. 2022-15, creating the position of Project Manager in the Engineering Department, which was up for a third reading during the legislative meeting later in the evening. Mayor Matt Starr and Safety-Service Director Rick Dzik discussed the legislation. During the legislative meeting, the ordinance was postponed indefinitely. No further meetings were requested on the matter.

Respectfully submitted,

John Francis, Chair
Employee and Community Relations Committee
Mount Vernon City Council

JF/th



Planning and Zoning Committee Meeting Minutes
April 11, 2022 – 6:47 p.m. to 7:23 p.m.

COUNCIL PRESENT:

Josh Kirby, First Ward
 John Francis, Second Ward
 Tammy Woods, Third Ward
 Mike Hillier, Fourth Ward
 Janis Seavolt, At-Large
 Amber Keener, At-Large
 Mel Severns, At-Large

ABSENT:

Bruce Hawkins, Council President

OTHERS IN ATTENDANCE:

Matthew T. Starr, Mayor
 Rick Dzik, Safety-Service Director
 Terry Scott, Auditor
 Rob Broeren, Law Director
 Todd Hill, Council Clerk
 Cheryl Splain, Knox Pages
 Jeff Gottke, ADF
 Robert Yoakum, CEO, Rockford Homes
 Corey Theuerkauf, VP-Land, Rockford Homes
 Members of the public

The committee discussed Ordinance No. 2022-17, which received a second reading at Council's legislative meeting later in the evening. The ordinance would amend the zoning classification of a portion of 17795 Coshocton Road, which would be needed for the Rockford Homes development to go forward there. Discussing the ordinance, and the development in general, were Safety-Service Director Rick Dzik, Mayor Matt Starr, Law Director Rob Broeren, Auditor Terry Scott, Knox County Area Development Foundation President Jeff Gottke and Corey Theuerkauf, vice president-land for Rockford Homes. Also speaking were Deborah McAvoy, 12092 Upper Gilchrist Road, and Jim Stallworth, 12000 Upper Gilchrist Road, who addressed traffic and density concerns associated with the proposed development. No decisions were made. A public hearing on the proposed rezoning has been scheduled for April 25, 2022.

Respectfully submitted,

Mike Hillier, Chair
 Planning and Zoning Committee
 Mount Vernon City Council

MH/th



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-37

Meeting: 04/25/22 7:00 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3548

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO MAKE SUPPLEMENTAL APPROPRIATIONS.

NOW, THEREFORE, BE IT RESOLVED by the City of Mount Vernon, State of Ohio:

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to make supplemental appropriations as follows:

1. To Account 224.2100.55511, Fire-Equipment, in the amount of \$1,000.00.
(Grant provided by PEP - Head Sets)

SECTION 2: This Resolution provides for appropriations for the current expenses of the city, and therefore, pursuant to Revised Code Section 731.20, it shall become effective upon its date of passage and approval by the Mayor.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-38

Meeting: 04/25/22 7:00 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3549

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS PURSUANT TO SECTION 5705.41 (D), THEN AND NOW CERTIFICATION.

WHEREAS, the Safety-Service Director for the City of Mount Vernon did make the necessary inquiries that these billed amounts as indicated are legitimate and proper and did approve payment in the amounts shown; and

WHEREAS, at the time of the making of such contract or order and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract or order was in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances.

NOW, THEREFORE, BE IT RESOLVED by the City of Mount Vernon, State of Ohio:

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to pay bills as follows:

1. To Columbia Gas of Ohio in the amount of \$3,406.76, to be taken from Account 720.2820.54211, Water Plant-Utilities.
2. To Area Development Foundation in the amount of \$6,180.55, to be taken from Account 101.3600.55518, Area Development.
3. To American Electric Power, in the amount of \$5,518.37, to be taken from Account 720.2820.54211, W/W Plant-Utilities.
4. To American Electric Power, in the amount of \$5,065.33, to be taken from Account 701.2720.54211, Water Plant-Utilities.
5. To Frost Brown Todd, LLC, in the amount of \$4,743.82, to be taken from Account 402.3600.54115, TIF-Improvements-Construction.
6. To Core & Main LP, in the amount of \$1,835.23, to be taken from Account 701.2740.55514, Distribution-Line Maintenance & Repairs.
7. To Core & Main LP, in the amount of \$1,835.23, to be taken from Account 720.2840.55514, Collection-Line Maintenance & Repairs.

SECTION 2: This Resolution provides for appropriations for the current expenses of the city, and therefore, pursuant to Revised Code Section 731.30, it shall become effective upon its date of passage and approval by the Mayor.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-39

Meeting: 04/25/22 7:00 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3550

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO PAY BILLS FROM 2020; AND DECLARING AN EMERGENCY.

WHEREAS, the Safety-Service Director for the City of Mount Vernon did make the necessary inquiries that these billed amounts as indicated are legitimate and proper and did approve payment in the amounts shown; and

WHEREAS, these bills are now due and payable,

NOW, THEREFORE, BE IT RESOLVED by the City of Mount Vernon, State of Ohio:

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to pay the following:

1. Treasurer, State of Ohio, in the amount of \$2,528.31, to be taken from Account 405.2900.55514, Roads-Asphalt.
2. Bender Communication, Inc., in the amount of \$320.00, to be taken from Account 224.1900.54453, Purchase Cruisers.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public, peace, health and safety, and for the preservation of the good credit of the City of Mount Vernon, therefore, it become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-40

Meeting: 04/25/22 7:00 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3551

A RESOLUTION AUTHORIZING AND DIRECTING THE AUDITOR OF THE CITY OF MOUNT VERNON TO TRANSFER CERTAIN FUNDS.

NOW, THEREFORE, BE IT RESOLVED by the City of Mount Vernon, State of Ohio:

SECTION 1: That the Auditor for the City of Mount Vernon be, and he herewith is, authorized and directed to transfer funds as follows:

1. Transfer from Account 701.2780.54486, Transfer to Water Utility Reserve, to Account 701.2720.53312, Water-Plant Maintenance, in the amount of \$320,000.00.

SECTION 2: This Resolution provides for appropriations for the current expenses of the city, and therefore, pursuant to Revised Code Section 731.30, it shall become effective upon its date of passage and approval by the Mayor.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-41

Meeting: 04/25/22 7:00 PM
Dept: Parks and Lands
Keener, Woods
Category: Lands
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3552

A RESOLUTION PLACING A HISTORIC MARKER ON THE CITY RIGHT-OF-WAY AT 102 WEST OHIO AVENUE IN HONOR OF WAYMAN CHAPEL A.M.E. CHURCH; AND DECLARING AN EMERGENCY.

WHEREAS, The Wayman Chapel A.M.E. Church, which was erected in the year 1874, was an integral part of the African American community as a place of worship, fellowship and also as a capsule of cultural preservation, the legacy of which continues to this day as the building serves as a place of worship for the Shepherd's House Church of the Nazarene Congregation.

WHEREAS, The Wayman Chapel A.M.E. Church through its affiliation with Mount Vernon's Inter-Church, its participation in the local Church Women United organization, and its efforts to support the community through various initiatives during the two world wars, worked to bridge gaps between the black and white communities within the town as well as to establish an environment that promoted access to the arts for black children.

NOW THEREFORE, BE IT RESOLVED by the City of Mount Vernon, State of Ohio:

SECTION 1: That Council authorize the placement of an historical marker in honor of the Wayman Chapel A.M.E. Church on the City right-of-way in front of 102 West Ohio Avenue, adjacent to the sidewalk or other location in close proximity as determined to be appropriate by the City, such marker to be maintained as necessary by the appropriate department ordinarily responsible for maintaining City property.

SECTION 2: The Resolution is hereby declared to be an emergency measure for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government and the Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-42

Meeting: 04/25/22 7:00 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Grant
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3553

**A RESOLUTION TO SUBMIT AN APPLICATION FOR THE PY 2022 CDGB
NEIGHBORHOOD REVITALIZATION GRANT PROGRAM; AND DECLARING AN
EMERGENCY.**

WHEREAS, the State of Ohio Department of Development has program year 2022 (PY 2022) funds available as part of the Community Development Block Grant (CDBG) Program:

WHEREAS, the City of Mount Vernon is eligible to apply for up to \$750,000 in PY 2022 CDBG Neighborhood Revitalization Grant funds, providing the City meets all applicable requirements;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: To hereby pass, as an official act, the filing of a PY 2022 Community Development Block Grant Neighborhood Revitalization Grant.

SECTION 2: That the City understands all conditions and requirements of the PY 2022 Community Development Block Grant Programs and certifies that it will comply with all such assurances of the program.

SECTION 3: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that the City must indicate its participation in this program no later than June 15, 2022 to be eligible for funding, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-43

Meeting: 04/25/22 7:00 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Grant
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3554

A RESOLUTION TO SUBMIT AN APPLICATION FOR THE PY 2022 CDBG CRITICAL INFRASTRUCTURE GRANT PROGRAM; AND DECLARING AN EMERGENCY.

WHEREAS, the State of Ohio Department of Development has program year 2022 (PY 2022) funds available as part of the Community Development Block Grant (CDBG) Program:

WHEREAS, the City of Mount Vernon is eligible to apply for up to \$500,000 in PY 2022 CDBG Critical Infrastructure Grant funds, providing the City meets all applicable requirements;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: To hereby pass, as an official act, the filing of a PY 2022 Community Development Block Grant Critical Infrastructure Grant.

SECTION 2: That the City understands all conditions and requirements of the PY 2022 Community Development Block Grant Programs and certifies that it will comply with all such assurances of the program.

SECTION 3: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that the City must indicate its participation in this program no later than June 15, 2022 to be eligible for funding, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-44

Meeting: 04/25/22 7:00 PM
Dept: Finance and Budget
Seavolt, Kirby
Category: Grant
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3555

A RESOLUTION TO SUBMIT AN APPLICATION FOR THE PY 2022 CDBG ALLOCATION GRANT PROGRAM; AND DECLARING AN EMERGENCY.

WHEREAS, the State of Ohio Department of Development has program year 2022 (PY 2022) funds available as part of the Community Development Block Grant (CDBG) Program:

WHEREAS, the City of Mount Vernon is eligible to apply for up to \$150,000 in PY 2022 CDBG Allocation Grant funds, providing the City meets all applicable requirements;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: To hereby pass, as an official act, the filing of a PY 2022 Community Development Block Grant Allocation Grant.

SECTION 2: That the City understands all conditions and requirements of the PY 2022 Community Development Block Grant Programs and certifies that it will comply with all such assurances of the program.

SECTION 3: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that the City must indicate its participation in this program no later than June 15, 2022 to be eligible for funding, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2022-45

Meeting: 04/25/22 7:00 PM
Dept: Streets and Public Buildings
Severns, Francis
Category: Agreement
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3556

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON TO ENTER INTO AGREEMENTS TO ACQUIRE IN WHOLE OR IN PART FOUR (4) PARCELS OF PROPERTY LOCATED WITHIN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon be and herewith is authorized and directed to enter into agreements to acquire, by either purchase or accept by donation, either in whole or in part, the following four (4) pieces of property with the following permanent parcel numbers: 66-00499.000, 66-05506.000, 66-03852.000 and 66-03852.001.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and to allow the City to begin acquiring this property as expeditiously as possible, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2022-16

Meeting: 04/25/22 7:00 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Agreement
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3526

AN ORDINANCE TO APPROVE, ADOPT AND ENACT THE FEBRUARY 2022 REPLACEMENT PAGES TO THE CODIFIED ORDINANCES; TO REPEAL ORDINANCES IN CONFLICT THEREWITH; TO PUBLISH THE ENACTMENT OF NEW MATTER; AND DECLARING AN EMERGENCY.

WHEREAS, certain provisions within the Codified Ordinances should be amended to conform with current State law as required by the Ohio Constitution; and

WHEREAS, various ordinances of a general and permanent nature have been passed by Council which should be included in the Codified Ordinances; and

WHEREAS, Council has heretofore entered into a contract with the Walter H. Drane Company to prepare and publish an annual revision; and

WHEREAS, the codification of such ordinances, together with the new matter to be adopted, the matters to be amended and those to be repealed are before the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the editing, arrangement and numbering or renumbering of the following ordinances and parts of ordinances are hereby approved as parts of the various component codes of the Codified Ordinances of Mount Vernon, Ohio, so as to conform to the classification and numbering system of the Codified Ordinances, to-wit:

<u>Ord. No.</u>	<u>Date</u>	<u>C.O. Section</u>
2021-34	9-27-21	1158.21, 1185.01 to 1185.04
2021-36	9-27-21	129.15
2021-38	10-25-21	August 2021 Replacement Pages
2021-47	12-13-21	753.04
2021-51	12-27-21	105.01 to 105.05
2022-01	1-10-22	187.02, 187.07, 187.09, 187.14(g) to (i)

SECTION 2. That, the following sections and chapters are hereby added, amended or repealed as respectively indicated in order to comply with current State law.

Administrative Code

101.03 Rules of Construction. (Amended)

General Offenses Code

513.15 Sale of Dextromethorphan. (Added)

517.01 Gambling Definitions. (Amended)

517.02 Gambling. (Amended)
 517.06 Methods of Conducting a Bingo Game; Prohibitions. (Amended)
 517.08 Raffles. (Amended)
 517.09 Charitable Instant Bingo Organizations. (Amended)
 517.11 Bingo or Game of Chance Records. (Amended)
 517.13 Bingo Exceptions. (Amended)
 517.14 Instant Bingo Conduct by a Veteran's or Fraternal Organization.
 (Amended)
 517.15 Skill-Based Amusement Machines. (Amended)
 517.16 Electronic Instant Bingo; Prohibited Conduct. (Added)
 525.13 Interfering with Civil Rights. (Amended)
 529.07 Open Container Prohibited. (Amended)
 545.09 Passing Bad Checks. (Amended)

SECTION 3: That the complete text of the sections listed above are set forth in full in the current replacement pages to the Codified Ordinances which are hereby attached to this ordinance as Exhibit A. The listing above of each new section by reference to its title shall constitute sufficient publication of new matter contained therein.

SECTION 4: This Ordinance is hereby declared to be an emergency measure and necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

03/28/22 City Council FIRST READING

Ordinance No. 2022-16 was given a first reading.

04/11/22 City Council SECOND READING

Ordinance No. 2022-16 was given a second reading.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2022-17

Meeting: 04/25/22 7:00 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3534

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF A PORTION OF 17795 COSHOCTON ROAD (PARCEL NUMBER 71-00050.000) FROM THE PRESENT ZONING OF R-1-SINGLE FAMILY DISTRICT, PND-PLANNED NEIGHBORHOOD DISTRICT AND GB-GENERAL BUSINESS DISTRICT TO R-3-MULTIPLE FAMILY DISTRICT; AND DECLARING AN EMERGENCY.

WHEREAS, the Council for the City of Mount Vernon has received application for rezoning certain property within the City of Mount Vernon;

WHEREAS, the Municipal Planning Commission for the City of Mount Vernon met on the 10th day of March, 2022 and voted to approve the zoning change from R-1-Single Family District, PND-Planned Neighborhood District and GB-General Business District to R-3-Multiple Family District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the City of Mount Vernon hereby amends the zoning classification of area indicated in Attachment A of the parcel located at 71-00050.000, in the City of Mount Vernon:

<u>PARCEL NO.</u>	<u>PROPOSED ZONING</u>
71-00050.000 (portion of)	R-3 - Multiple Family District

SECTION 2: That the zoning classification be recorded in Title XI of the Planning and Zoning Codes of the Codified Ordinances of the City of Mount Vernon.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and further, that this Council deems it imperative that immediate action be taken in order to insure the continued usual daily operation of the various departments of the municipal government, the said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

03/28/22

City Council

FIRST READING

Ordinance No. 2022-17 was given a first reading. The Planning and Zoning Committee Chair requested a 30-minute committee meeting on the legislation for April 11, 2022. A public hearing on the legislation has also been scheduled for April 25, 2022.

04/11/22

City Council

SECOND READING

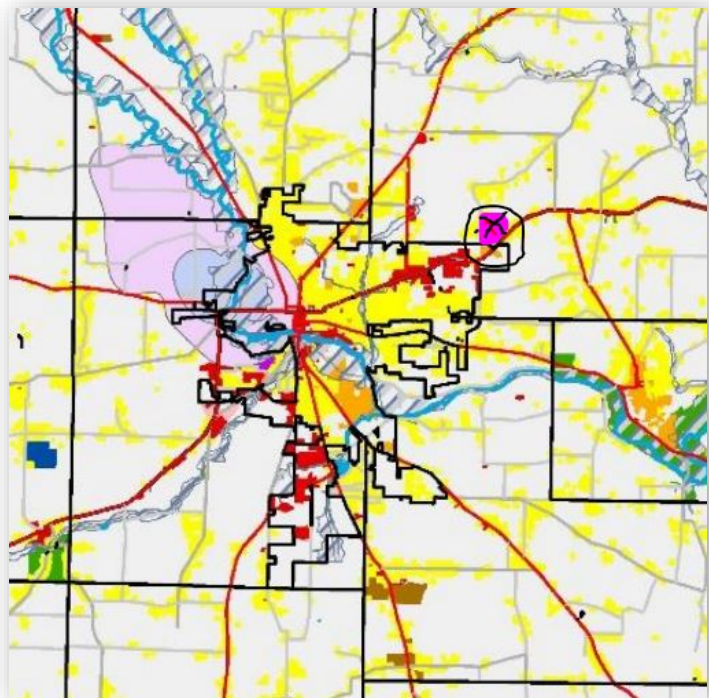
Ordinance No. 2022-17 was given a second reading.

Supplement to Application for Zoning Amendment

Owner: Casey's Way LLC
 Agent: Rockford Homes Inc, Corey Theuerkauf VP land
 Site Address: 17795 Coshocton Road, Mount Vernon, Ohio 43050

Statement of Proposed Amendment Relation to Comprehensive Plan

The subject property was annexed from Monroe Township to the City of Mount Vernon by Ordinance 2014-20. The parent parcel has three zoning classifications GB, R-1 & PND. It is our intent to rezone only a portion of the site per the meets and bounds description included in this packet. The zoning classification we request to rezone to is R-3 under the City Ordinances, to allow for market rate multi-family apartments. The land uses surrounding the site are A-2 single-family residential, PND multi-family condominium, GB General Business and P-1 Public and Semipublic District. Per the comprehensive land use plan (updated 2018) this area was contemplated as agriculture. As indicated above there are multiple zoning classifications that surround this parcel. The site is generally at the eastern terminus of the commercial corridor and will provide a transitional use from the General Business uses to an R-3 residential use.



SITUATED IN THE STATE OF OHIO, COUNTY OF KNOX, TOWNSHIP OF MONROE,
AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, THE
NORTHEAST QUARTER SECTION 24, TOWNSHIP 7, RANGE 12.
UNITED STATES MILITARY LANDS

LEGEND

- ① I.P.F. 5/8" REBAR WITH CAP "TRACEY MILLS" FOUND
- I.P.F. 5/8" REBAR FOUND
- ⊙ P.F. 5/8" IRON PIPE FOUND (UNLESS NOTED)
- ⊙ M.N.F. MAG NAIL FOUND
- ⊙ CONCRETE MONUMENT FOUND

PROPERTY LINE - SUBJECT PROPERTY
PROPERTY LINE ADJOINERS - EXISTING
SECTION LINE OR VMS LINE - EXISTING



[Signature]
JEREMY L. VAN OSTRAN PS 8283

SURVEYOR NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

DATE OF FIELD WORK: 12-28-21
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM. NORTH SYSTEM, NSRS2011, GEOID12A.

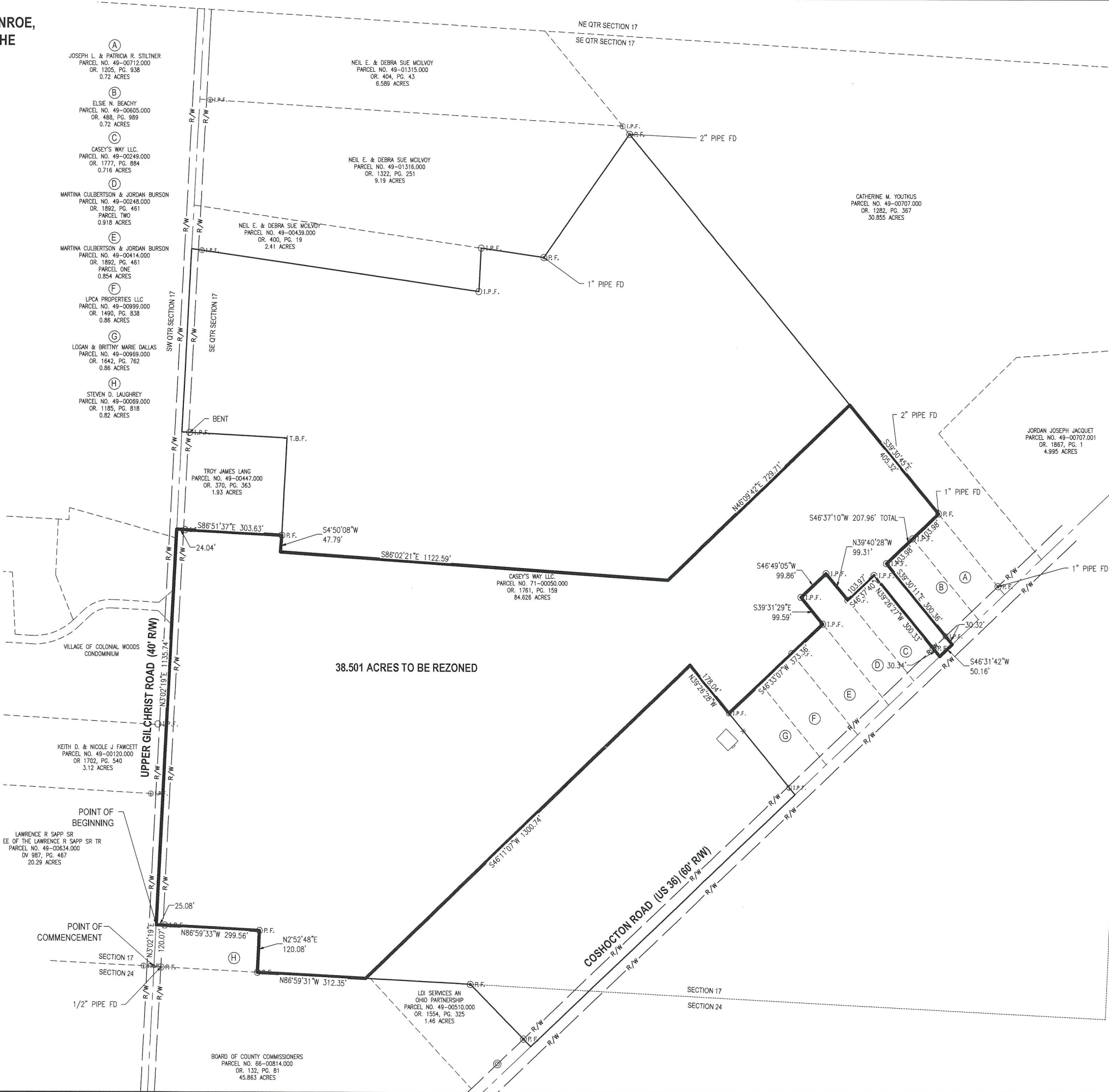
BENCHMARKS:

AS PER THE TOPOGRAPHIC SURVEY PREPARED BY HULL THE CONTRACTOR AND/OR HIS SURVEYOR SHALL BE RESPONSIBLE TO CROSS CHECK ALL CONTROL FOR DISTURBANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

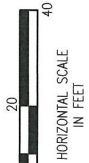
CONTROL POINTS

BASIS OF BEARING: TRUE NORTH, BASED ON OBSERVATIONS, GPS DATA COLLECTED WITH TRIMBLE R8 UNIT VRS CORRECTION ON OHIO STATE PLANE NORTH ZONE COORDINATE SYSTEM, NSRS 2011, NAVD 1988, GEOID 12A.

FIRM COMMUNITY PANEL No.: 39083C01950
FLOOD ZONE: X
EFFECTIVE DATE: 07/07/2009



16.2.a



NO.	PLAN	ISSUE/REVISION	REV. BY	DATE	DRAWN	CHECKED	DATE
					KTB	JLV	02/10/2022

HULL & ASSOCIATES, LLC
99 Grant Street
Cincinnati, OH 45202
Phone: (513) 344-5451
Fax: (513) 344-5452
www.hulland.com

HULL
Environment / Energy / Infrastructure

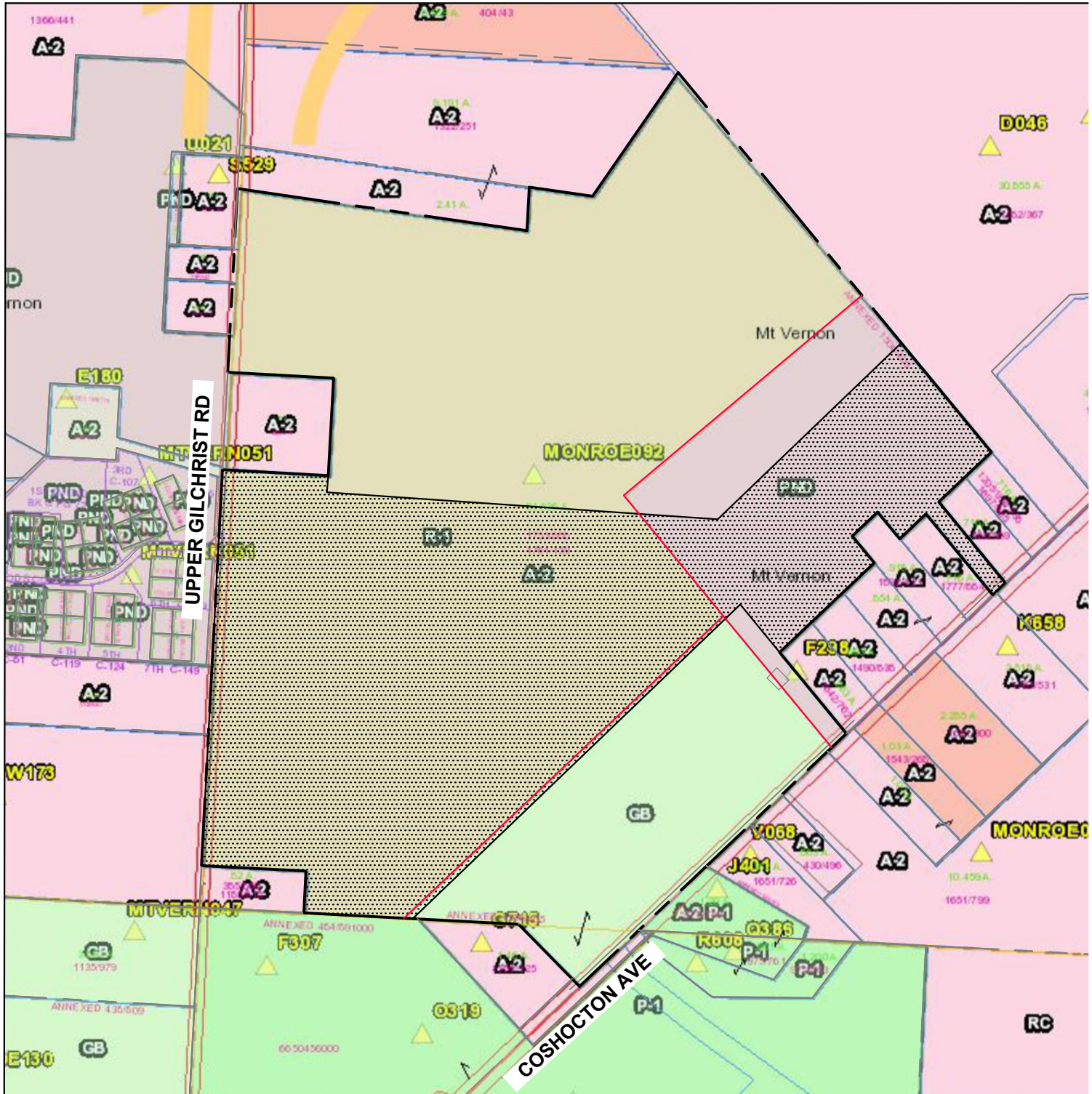
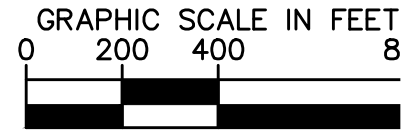
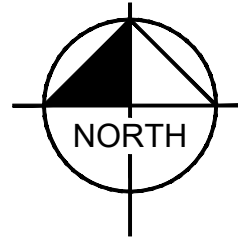
KIMLEY-HORN AND ASSOC., INC.
MONROE TOWNSHIP, KNOX COUNTY, OHIO
REZONING BOUNDARY

JOB NUMBER:
KMY002

10F1

Packet Pg. 26

Attachment: Upper Gilchrist Road Attachment A (2022-17 : 17795 Coshocton Road Rezoning)



VICINITY MAP

SCALE: 1"=400'

SHEET
NUMBER

1

OF 1

EXISTING ZONING MAP
PARKVIEW APARTMENTS
 COSHOCTON AVENUE (US 36)
 MT. VERNON, OH 43050



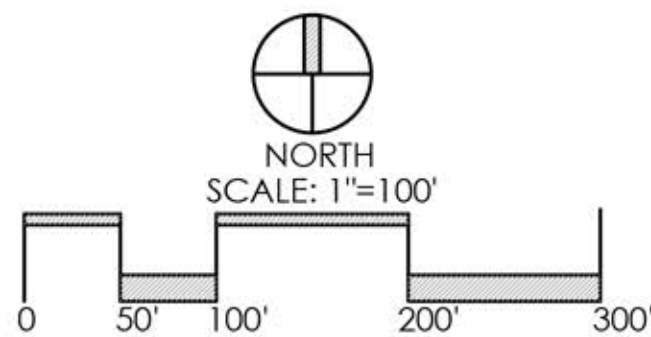
SITE DATA - TOTAL

TOTAL ACRES	± 38.5 ACRES
NET ACRES (LESS ±3.5AC ROW AND POND)	± 35 ACRES
TOTAL UNITS	496 UNITS
2 BED	332 (67%)
1 BED	164 (33%)
SURFACE PARKING	871
GARAGE PARKING	124
TOTAL PARKING	999
PARKING SPACES PER UNIT	± 2.02 S/U

ILLUSTRATIVE PLAN

PARKVIEW APARTMENTS

PREPARED FOR ROCKFORD HOMES
DATE: 2.17.2022



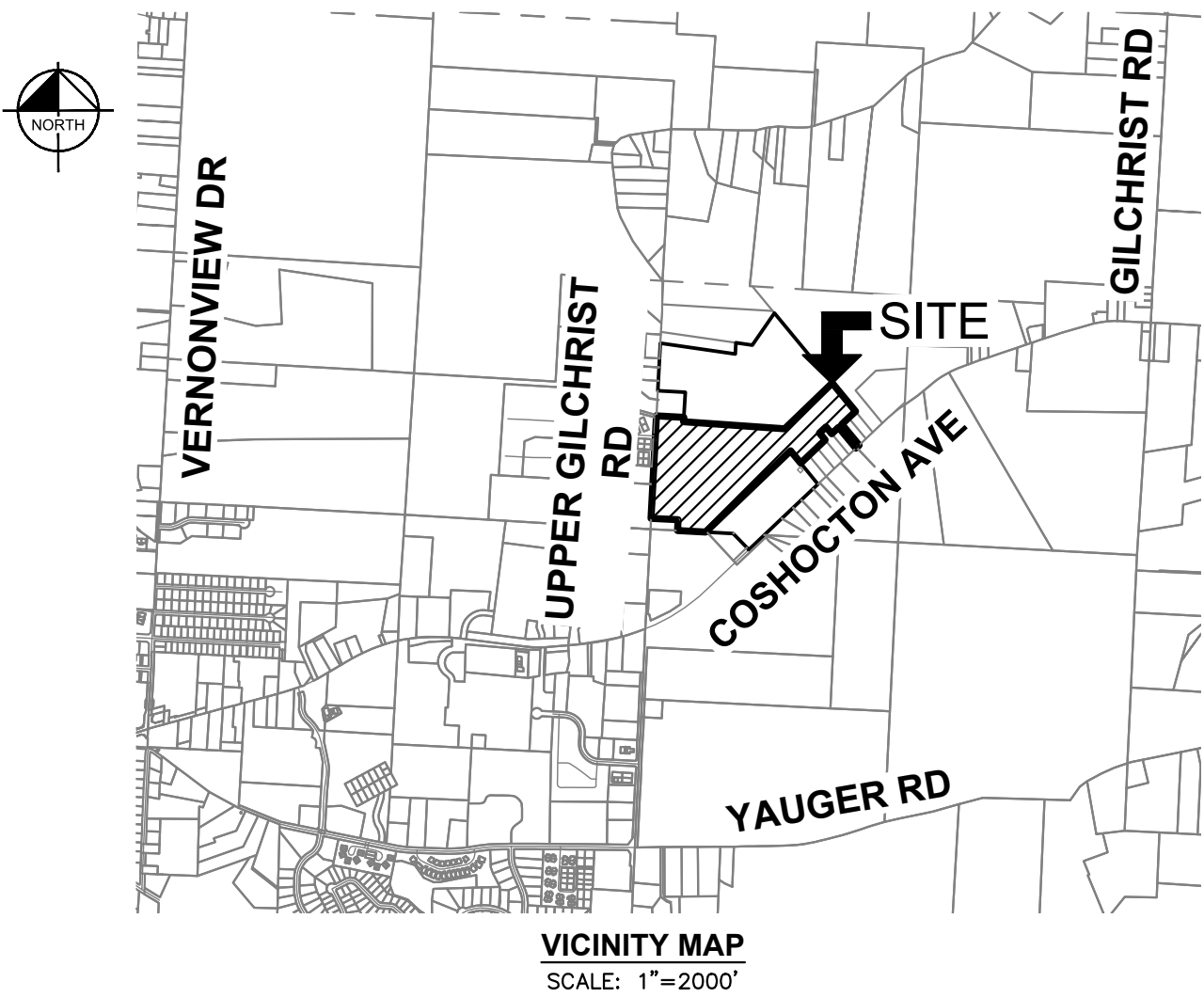
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SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	UTILITY PLAN

PRELIMINARY PLAT FOR PARKVIEW APARTMENTS

SITUATED IN THE STATE OF OHIO, KNOX COUNTY, TOWNSHIP OF MONROE,
AND BEING A PART OF THE SE QUARTER OF SECTION 17 AND NE QUARTER OF
SECTION 24, TOWNSHIP 7, RANGE 12, UNITED STATES MILITARY LANDS



SITE STATISTICS

CURRENT ZONING: A-2, PND, R-1
TOTAL SITE AREA: ± 38.50 AC
NET SITE AREA: ± 35.00 AC
TOTAL NUMBER OF UNITS: 496
GROSS DENSITY: 12.88 UNITS/AC
SURFACE PARKING: 876
GARAGE PARKING: 124
TOTAL PARKING: 1000

EXISTING PARCEL INFORMATION

- A** JOSEPH L. & PATRICIA R. STILTNER
PID: 49-00712.000
OR. 1205, PG. 936, 938
0.716 AC
ZONING: A-2

B ELISIE N. BEACHY
PID: 49-00089.000
OR. 488, PG. 989
0.716 AC
ZONING: A-2

C CASEY'S WAY LLC
PID: 49-00249.000
OR. 1777, PH. 884
0.716 AC
ZONING: A-2

D MARTINA CULBERTSON & JORDAN BURSON
PID: 49-00248.000
OR. 1892, PG. 461
PARCEL TWO
0.918 AC
ZONING: A-2

E MARTINA CULBERTSON & JORDAN BURSON
PID: 49-00414.000
OR. 1892, PG. 461
PARCEL ONE
0.854 AC
ZONING: A-2

F LPCA PROPERTIES LLC
PID: 49-00999.000
OR. 1490, PG. 838
0.863 AC
ZONING: A-2

G LOGAN & BRITTNY MARRIE DALLAS
PID: 49-00969.000
OR. 1672, PG. 762
0.863 AC
ZONING: A-2

H RONALD MCCALLISTER & KIMBERLY RUSSELL
PID: 49-00185.000
OR. 1543, PG. 268
1.03 AC
ZONING: A-2
- I** RONALD MCCALLISTER & KIMBERLY RUSSELL
PID: 49-00186.000
OR. 1543, PG. 268
1.03 AC
ZONING: A-2

J JAMES A. GATES
PID: 49-00069.000
OR. 430, PG. 496
0.863 AC
ZONING: A-2

K DEGE LLC
PID: 49-00050.001
OR. 1541, PG. 726
1.162 AC
ZONING: A-2

L HOSPICE OF KNOX COUNTY
PID: 71-00003.000
OR. 975, PG. 759
1.20 AC
ZONING: P-1

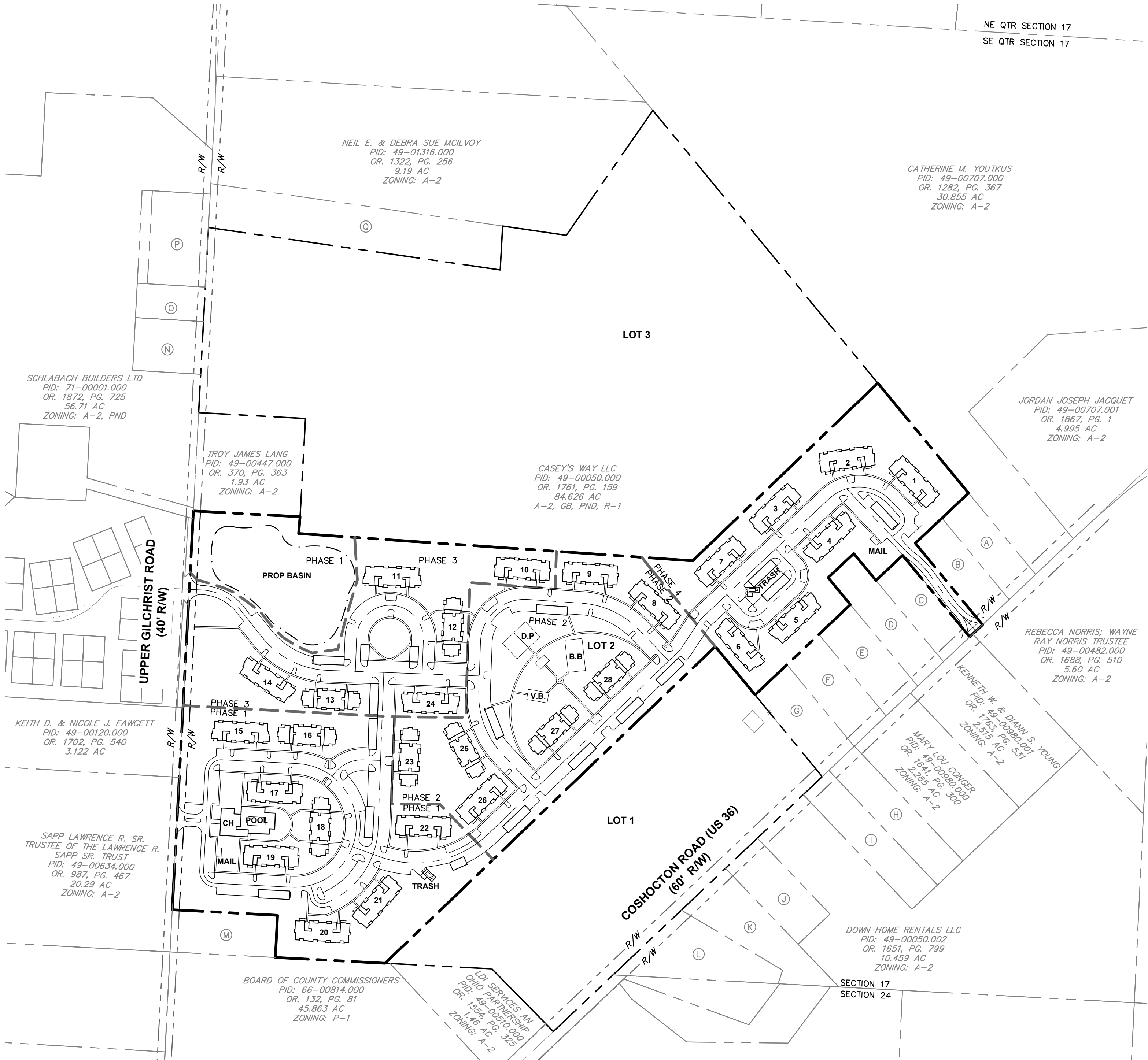
M STEVEN D. LAUGHREY
PID: 49-00069.000
OR. 1185, PG. 818
0.82 AC
ZONING: A-2

N CAYLA M. SLAUGHTER & JAMES K STULKA II
PID: 49-00270.000
OR. 1696, PG. 178
0.68 AC
ZONING: A-2

O KATHY L. LESTER
PID: 49-00269.000
OR. 387, PG. 341
0.46 AC
ZONING: A-2

P RONALD M. & BARBARA A. SHEETS
PID: 49-00216.000
OR. 1373, PG. 845
1.04 AC
ZONING: A-2

Q NEIL E. & DEBRA SUE MCILVOY
PID: 49-00439.000
OR. 400, PG. 19
2.41 AC
ZONING: A-2



INDEX MAP
SCALE: 1"=200'

FEMA FLOODPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X"
(OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD
INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39083C01950, WHICH
BEARS AN EFFECTIVE DATE OF 07/07/2009.

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, SUITE 200
COLUMBUS, OH 43235
(614) 472-8546
MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES

SURVEYOR

VERDANTAS
59 GRANT STREET
NEWARK, OH 43055
(740) 344-5451
JVANOSTRAN@VERDANTAS.COM
CONTACT: JEREMY VAN OSTRAN

DEVELOPER

ROCKFORD HOMES
999 POLARIS PARKWAY SUITE 200
COLUMBUS, OH 43240
(614) 785-0015
CTHEUERKAUF@ROCKFORDHOMES.NET
CONTACT: COREY THEUERKAUF

CURRENT OWNER

CASEY'S WAY LLC
1909 ROUNDWYCK LN
POWELL, OH 43065

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: ACW

DRAWN BY: ACW

CHECKED BY: MCR

COVER SHEET

PARKVIEW APARTMENTS
COSHOCTON AVENUE (US 36)
MT. VERNON, OH 43060

ORIGINAL ISSUE:
02/10/2022

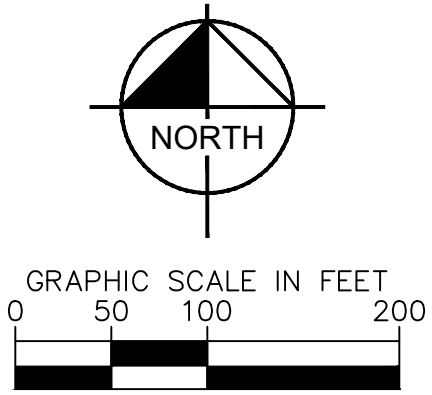
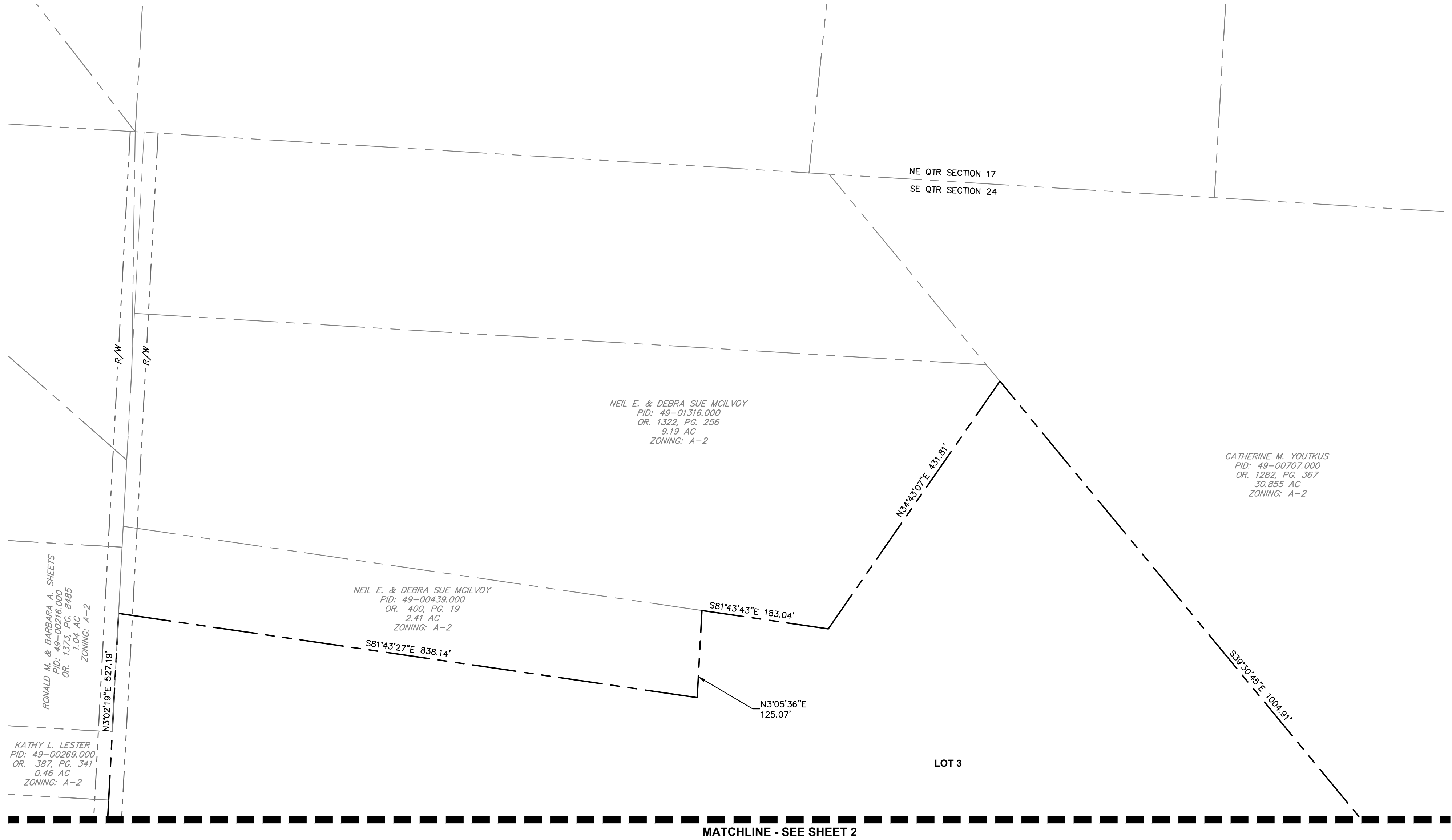
KHA PROJECT NO.
190066008

SHEET NUMBER

1

Drawing name: K:\CIE_LDE\190066008_Rockford_MVernon_Col\2 Design\CAD PlanSheets\Zoning Exhibit\Site Plan.dwg SITE PLAN (2) Feb 11, 2022, 11:26am by: Anthony.Wong

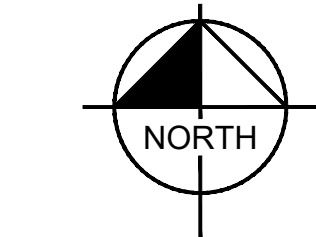
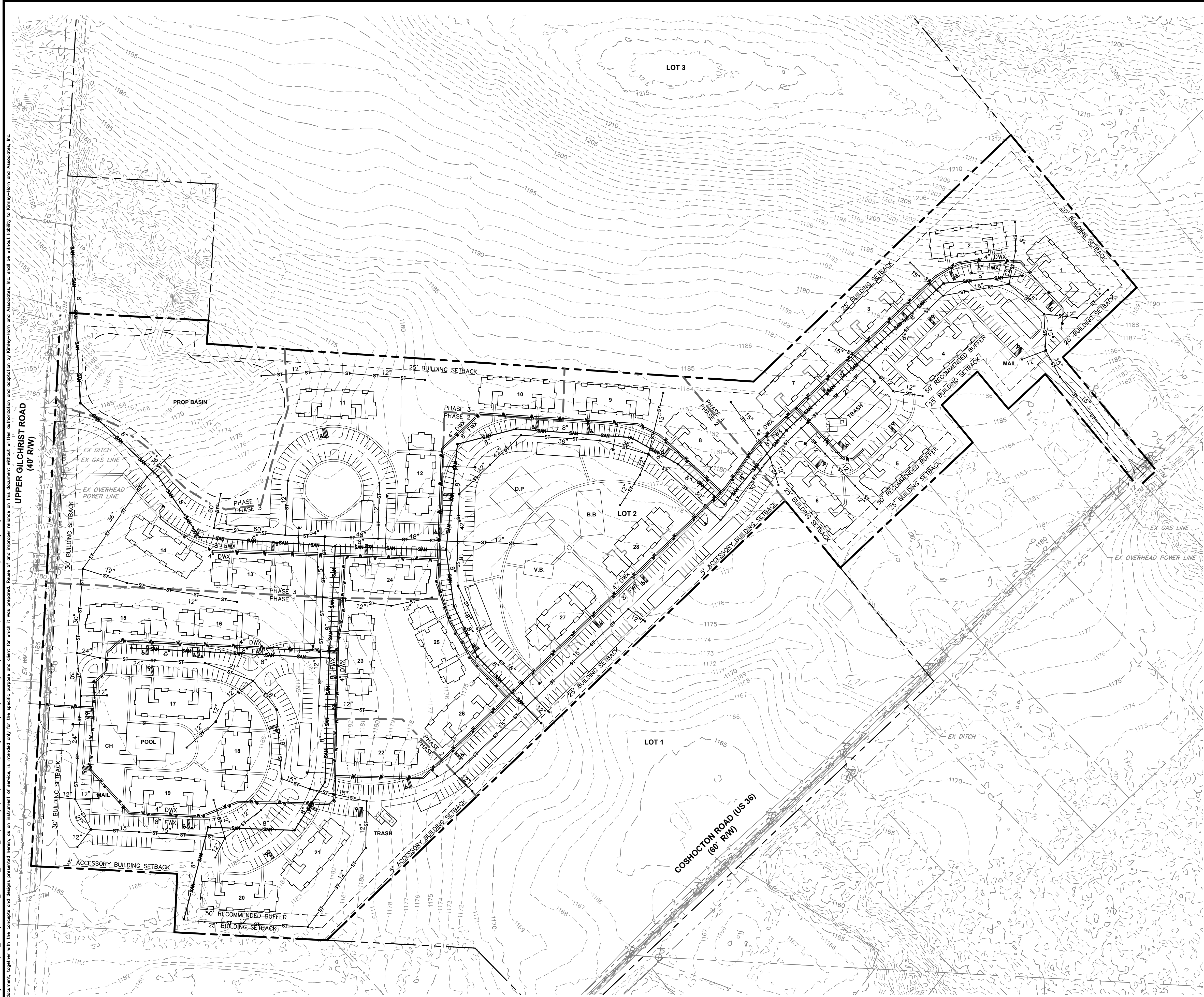
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LEGEND	
	PROPOSED BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED FACE-OF-CURB
	PROPOSED CENTERLINE
	PROPOSED SIDEWALK
	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED PHASE LINE
	PROPOSED BASIN

PARKVIEW APARTMENTS COSHOCOTON AVENUE (US 36) MT. VERNON, OH 43050		SHEET NUMBER 3	
ORIGINAL ISSUE: 02/10/2022		KHA PROJECT NO. 190066008	
DESIGNED BY: ACW		DRAWN BY: ACW	
CHECKED BY: MCR		SCALE: 1"=100'	
Kimley»Horn		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 KIMLEY-HORN DRIVE, SUITE 200 COLUMBUS, OH 43228 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM	
No.		REVISIONS	
DATE		BY	
APR DATE		APR BY	

Drawing name: K:\CIB_LDE\190066008_Rockford_MtVernon_Oh\2 Design\CAD PlanSheets\Zoning Exhibit\Utility Plan.dwg Layout11 Feb 11, 2022 11:26am by: AnthonyWong
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GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPOSED BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED PHASE LINE
- EXISTING DITCH
- EXISTING GAS LINE
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT
- PROPOSED FACE-OF-CURB
- PROPOSED CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED BASIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERLINE
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED FIRE HYDRANT

SCALE: 1"=100'

DESIGNED BY: ACW

DRAWN BY: ACW

CHECKED BY: MCR

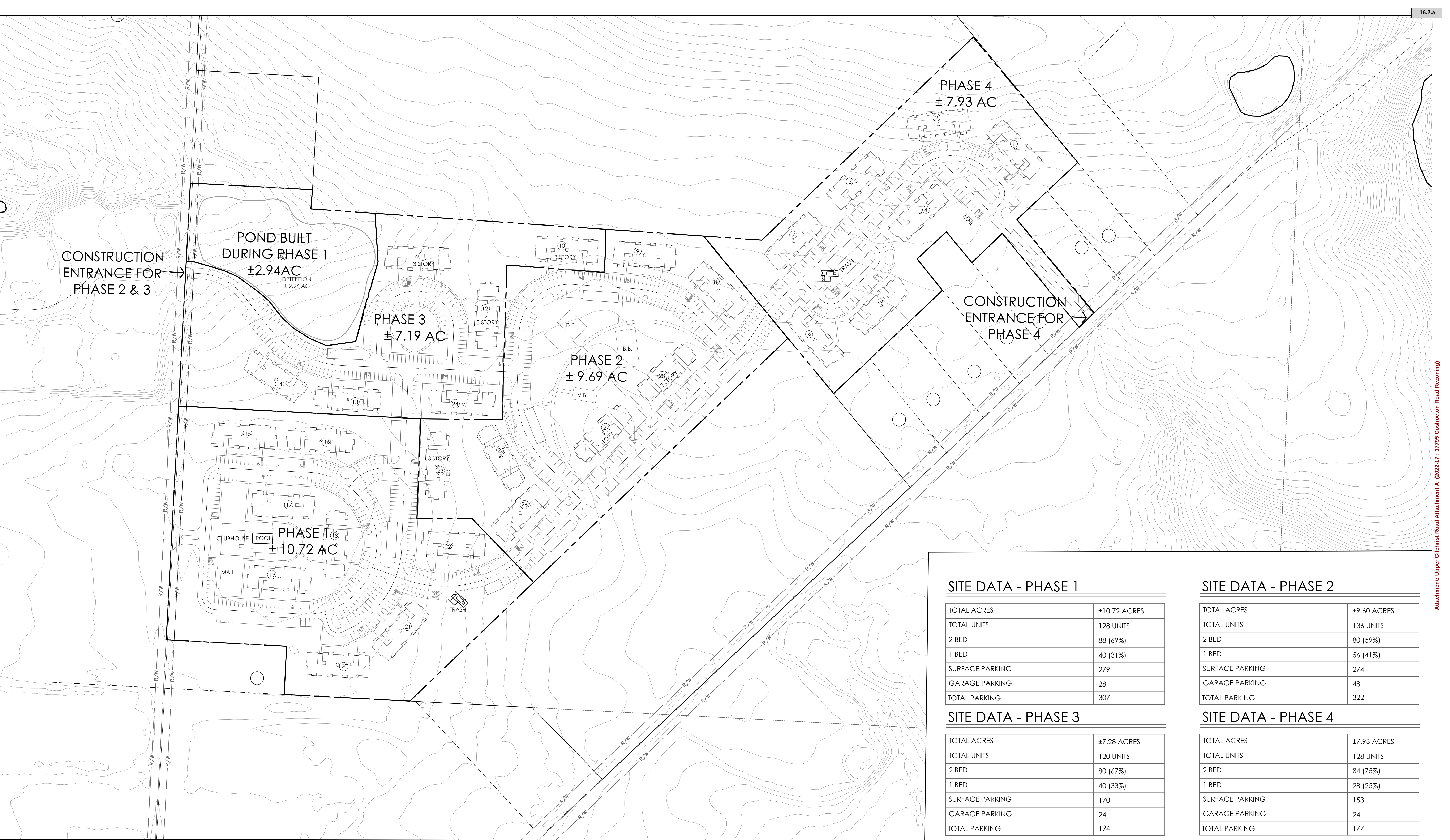
UTILITY PLAN

PARKVIEW APARTMENTS
COSHOCTON AVENUE (US 36)
MT. VERNON, OH 43050

ORIGINAL ISSUE:
02/10/2022
KHA PROJECT NO.
190066008
SHEET NUMBER

4

Kimley»Horn
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7965 CALHOUN STREET, SUITE 200
MT. VERNON, OH 43050
PHONE: 614-434-6699
WWW.KIMLEY-HORN.COM



SITE DATA - PHASE 1

TOTAL ACRES	±10.72 ACRES
TOTAL UNITS	128 UNITS
2 BED	88 (69%)
1 BED	40 (31%)
SURFACE PARKING	279
GARAGE PARKING	28
TOTAL PARKING	307

SITE DATA - PHASE 2

TOTAL ACRES	±9.60 ACRES
TOTAL UNITS	136 UNITS
2 BED	80 (59%)
1 BED	56 (41%)
SURFACE PARKING	274
GARAGE PARKING	48
TOTAL PARKING	322

SITE DATA - PHASE 3

TOTAL ACRES	±7.28 ACRES
TOTAL UNITS	120 UNITS
2 BED	80 (67%)
1 BED	40 (33%)
SURFACE PARKING	170
GARAGE PARKING	24
TOTAL PARKING	194

SITE DATA - PHASE 4

TOTAL ACRES	±7.93 ACRES
TOTAL UNITS	128 UNITS
2 BED	84 (75%)
1 BED	28 (25%)
SURFACE PARKING	153
GARAGE PARKING	24
TOTAL PARKING	177

PRELIMINARY PHASING PLAN

MOUNT VERNON MF

PREPARED FOR ROCKFORD HOMES

DATE: 2.1.2022

