City Council — June 12, 2023
Legislative Session — Agenda — 7:30 PM

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
June 12, 2023

5:55-6:05 p.m.	New Community Authority	Planning & Zoning Hillier
6:05-6:20 p.m.	DORA	Planning & Zoning Hillier
6:20-6:30 p.m.	Assistant Law Director	Employee & Community Relations Francis
6:30-6:45 p.m.	Zoning code fees	Planning & Zoning Hillier
6:45-7:15 p.m.	Public Hearing: N. Norton St. rezonings	Planning & Zoning Hillier

- 06-12-23 Committee Meeting Schedule

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

INVOCATION

Jerry Scott, Mount Vernon Police Department Chaplain

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - May 22, 2023 7:30 PM

RECEIVE PETITIONS AND COMMUNICATIONS

RECEIVE COMMITTEE REPORTS

- 05-22-23A Streets and Public Buildings Committee Meeting Minutes
- 05-22-23B Streets and Public Buildings Committee Meeting Minutes

- 05-22-23 Planning and Zoning Committee Meeting Minutes
- 05-22-23A Employee and Community Relations Committee Meeting Minutes
- 05-22-23B Employee and Community Relations Committee Meeting Minutes

LIQUOR CONTROL LICENSE

FROM 524 KD Brothers, Inc., dba Bakers IGA, 524 S. Main St., Mount Vernon, TO 524SM Food Mart, LLC, dba Bakers IGA, 524 S. Main St., Mount Vernon.

- 06-12-23 Liquor License Transfer

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

Kurt Hintershied, re pickle ball

RESOLUTIONS FOR THIRD READING

None.

RESOLUTIONS FOR SECOND READING

RESOLUTION NO. 2023-53

A RESOLUTION AMENDING THE CITY OF MOUNT VERNON'S DESIGNATED OUTDOOR REFRESHMENT AREA SIGNAGE, AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

RESOLUTIONS FOR FIRST READING

RESOLUTION NO. 2023-55

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF VEHICLES IN THE POLICE DEPARTMENT NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Mahan

RESOLUTION NO. 2023-56

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE BUCKEYE ADDITION WATERLINES PROJECT; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

R E S O L U T I O N N O . 2 0 2 3 - 5 7

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

Finance and Budget: Seavolt, Mahan

ORDINANCES FOR THIRD READING

O R D I N A N C E N O . 2 0 2 3 - 1 7

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #66-05329.000 AND PARCEL #66-02335.000, ALSO KNOWN AS 301 AND 303 NORTH NORTON STREET, RESPECTIVELY, FROM THE PRESENT ZONING OF R-1 - SINGLE FAMILY DISTRICT, TO PCDD - PLANNED COMMERCIAL DEVELOPMENT DISTRICT; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

O R D I N A N C E N O . 2 0 2 3 - 2 0

AN ORDINANCE ESTABLISHING COMPENSATION FOR THE ASSISTANT LAW DIRECTORS IN THE OFFICE OF THE LAW DIRECTOR; AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

ORDINANCES FOR SECOND READING

O R D I N A N C E N O . 2 0 2 3 - 2 1

AN ORDINANCE TO ACCEPT THE VACATION OF A PORTION OF LEWIS STREET AND SOUTH ALLEY, IN THE CITY OF MOUNT VERNON, KNOX COUNTY, OHIO; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

O R D I N A N C E N O . 2 0 2 3 - 2 2

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #66-00268.000, ALSO KNOWN AS 600 WEST VINE STREET, FROM THE PRESENT ZONING OF R-2 - SINGLE AND TWO FAMILY DISTRICT, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

O R D I N A N C E N O . 2 0 2 3 - 2 3

AN ORDINANCE ESTABLISHING A ZONING FEE SCHEDULE PURSUANT TO SECTION 1153.14 OF THE ZONING CODE, AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

ORDINANCES FOR FIRST READING

O R D I N A N C E N O . 2 0 2 3 - 2 4

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #70-00366.002 AND #70-0366.003, BOTH ALSO KNOWN AS 1104 WEST GAMBIER STREET, FROM THE PRESENT ZONING OF CLINTON TOWNSHIP LB - LOCAL BUSINESS, TO GB - GENERAL BUSINESS ; PARCEL #70-00366.004, ALSO KNOWN AS 120 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP RRA - RURAL RESIDENTIAL AND AGRICULTURAL, TO GB - GENERAL BUSINESS; AND PARCEL #70-0366.005, ALSO KNOWN AS 130 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP GB - GENERAL BUSINESS, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

O R D I N A N C E N O . 2 0 2 3 - 2 5

AN ORDINANCE TO AMEND SECTION 919.07 OF THE CODIFIED ORDINANCES OF THE CITY OF MOUNT VERNON REGARDING WATER CHARGES; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

O R D I N A N C E N O . 2 0 2 3 - 2 6

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A PETITION TO ESTABLISH THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT UNDER OHIO REVISED CODE CHAPTER 349; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

O R D I N A N C E N O . 2 0 2 3 - 2 7

AN ORDINANCE AMENDING RESOLUTION NO. 2021-39 TO CHANGE THE CIRCUMSTANCES UNDER WHICH CERTAIN COMMUNITY REINVESTMENT AREA EXEMPTIONS ARE OFFERED IN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

O R D I N A N C E N O . 2 0 2 3 - 2 8

AN ORDINANCE CONSENTING TO THE ANNEXATION OF 4.325 ACRES FROM CLINTON TOWNSHIP INTO THE CITY OF MOUNT VERNON; PROVIDING FOR CERTAIN CITY SERVICES TO THE ANNEXED PARCEL AND PROVIDING PROTECTIONS AGAINST INCOMPATIBLE USES UNDER EXISTING TOWNSHIP ZONING; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

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
June 7, 2023

Mount Vernon City Council
Committee Meeting Schedule
June 12, 2023

5:55-6:05 p.m.	New Community Authority	Planning & Zoning Hillier
6:05-6:20 p.m.	DORA	Planning & Zoning Hillier
6:20-6:30 p.m.	Assistant Law Director	Employee & Community Relations Francis
6:30-6:45 p.m.	Zoning code fees	Planning & Zoning Hillier
6:45-7:15 p.m.	Public Hearing: North Norton Street rezonings	Planning & Zoning Hillier

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

MountVernon

2022-2023

Streets and Public Buildings Committee Meeting Minutes
May 22, 2023 – 6:00 p.m. to 6:10 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, 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

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Emily Platt, Engineering
Aaron Reinhart, Utilities Director
Chad Christopher, Fire Chief
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF

The committee discussed Ordinance No. 2023-21, to accept the vacation of a portion of Lewis Street and South Alley, and Ordinance No. 2023-22, amending the zoning classification of parcel #66-00268.000, also known as 600 W. Vine St., from the present zoning of R-2 – Single and Two Family District, to GB – General Business. Both requests are from Central Ohio Farmers Co-Op Inc., and were approved unanimously by the Municipal Planning Commission on May 11, 2023. Mayor Matthew Starr explained that the business wishes to improve access to its site and streamline operations. Engineer Brian Ball noted that the business wants to encourage rail traffic to the site and keep jobs in the community. Hillier observed that the business has been a good partner to the City and that the rezoning request would not represent spot zoning. No further meetings on the legislation were requested, although a public hearing on both ordinances has been scheduled for June 26, 2023 at 6:45 p.m. Ordinance Nos. 2023-21 and 2023-22 were up for first readings at Council's Legislative Session later in the evening.

Respectfully submitted,

_____

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

C:₩users₩thill₩appdata₩roaming₩iqm2₩minutetraq₩mountvernoncityoh@mountvernoncityoh.iqm2.com₩work₩communications₩1624.doc

MS/th

MountVernon

2022-2023

Streets and Public Buildings Committee Meeting Minutes
May 22, 2023 – 6:10 p.m. to 6:20 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, 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

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Emily Platt, Engineering
Aaron Reinhart, Utilities Director
Chad Christopher, Fire Chief
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF

The committee discussed Resolution No. 2023-50, to enter into a contract with Stephen Carpenter to allow him to lease the property at 16 N. Main St., and Resolution No. 2023-51, to enter into a contract with Almost Famous Sweets and Sodas, LLC to allow it to lease the property at 5 E. High St. Emily Platt of the Engineering Department discussed the commercial leases of the City property, adding that Almost Famous intends to expand into the space currently occupied by a barbershop that is going out of business. Safety-Service Director Richard Dzik noted that alleviating the workload on the Public Works Department related to these properties should be discussed in the future. Law Director Robert Broeren added that tenants of the recently acquired City properties abandon their rights to be compensated by the City for moving expenses if they move out now. No further meetings were requested on the legislation. Resolution Nos. 2023-50 and 2023-51 were up for first readings at Council's Legislative Session later in the evening.

Respectfully submitted,

_____

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

C:₩users₩thill₩appdata₩roaming₩iqm2₩minutetraq₩mountvernoncityoh@mountvernoncityoh.iqm2.com₩work₩communications₩1625.doc

Communication: 05-22-23B Streets and Public Buildings Committee Meeting Minutes (Receive Committee Reports)

MountVernon

Planning and Zoning Committee Meeting Minutes
May 22, 2023 – 6:20 p.m. to 6:57 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, 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

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Emily Platt, Engineering
Aaron Reinhart, Utilities Director
Chad Christopher, Fire Chief
Lacey Filkins, Experience Mount Vernon
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF

The committee met to discuss Resolution No. 2023-53, amending the City's Designated Outdoor Refreshment Area (DORA) signage. Lacey Filkins, director of Experience Mount Vernon, noted that DORA boundaries are permanent, not event-based, and that therefore her organization is seeking Council's permission to install more permanent DORA signage than the temporary signage that has been in use. Filkins detailed the advantages of having First Fridays designated as DORA events, and several Council Persons expressed reservations about same. Josh Kirby, a former Mount Vernon Police Officer who owns a business downtown, noted he has not witnessed problems with DORA at events in Dublin, Ohio. The chair requested a 15-minute committee meeting on Resolution No. 2023-53 for June 12, 2023. The legislation was up for a first reading at Council's Legislative Session later in the evening.

Respectfully submitted,

_____

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

MountVernon

Employee and Community Relations Committee Meeting Minutes
Committee Meeting
May 22, 2023 – 6:58 p.m. to 7:07 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, 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

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Emily Platt, Engineering
Aaron Reinhart, Utilities Director
Chad Christopher, Fire Chief
Denise Johnson, HR Director
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF

The committee discussed Ordinance No. 2023-20, establishing compensation for the Assistant Law Directors in the office of the Law Director. HR Director Denise Johnson noted that the City currently pays $62,000 annually to the position, while the local market average is $73,000. She added that the City has received one applicant for the position in the past six months, Law Director Robert Broeren noted that the last Assistant Law Director left for a higher-paying position elsewhere. He added there is a cost to losing staff and having to train new hires, and that the next Assistant Law Director will be asked to sign a multi-year contract. The chair requested a 10-minute committee meeting on the legislation for June 12, 2023. Ordinance No. 2023-20 was up for a second reading at Council's Legislative Session later in the evening.

Respectfully submitted,

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

JF/th

Employee and Community Relations Committee Meeting Minutes
Committee Meeting
May 22, 2023 – 7:07 p.m. to 7:17 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, 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

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Emily Platt, Engineering
Aaron Reinhart, Utilities Director
Chad Christopher, Fire Chief
Denise Johnson, HR Director
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, ADF

The committee discussed Ordinance No. 2023-19, setting compensation for part-time and seasonal personnel. Safety-Service Director Rick Dzik clarified that no full-time firefighters would be asked to take on part-time inspector responsibilities. Fire Chief Chad Christopher added that consistency is important in doing fire inspections, and that his department currently performs about 400 business inspections a year, while Mount Vernon has around 1,000 businesses. No further meetings on the legislation were requested. Ordinance No. 2023-19 was up for a third reading at Council's Legislative Session later in the evening.

Respectfully submitted,

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

JF/th

Rev 2/10/2021

Ohio | Department of Commerce

Division of Liquor Control

Mike DeWine, Governor
Jon Husted, Lt. Governor

Sheryl Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension.
  - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **must** be faxed, emailed, or mailed to the Division no later than the postmark deadline date given on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166

EMAIL: LiquorLicensingMailUnit@com.state.oh.us

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

Please note that the Division is no longer sending ownership information with this legislative notice. If you want to know who owns the applied for permit you can find that information in two ways:

- Go to https://www.comapps.ohio.gov/liqr/liqr_apps/PermitLookup/PermitHolderOwnership.aspx and enter the permit number listed on the legislative notice; or

- Contact your police department or your county sheriff if you are a township fiscal officer or county clerk. The Division sends the applicable law enforcement agency the pertinent ownership information when it notifies them of the permit application.

Thank you in advance for your cooperation,

Division Licensing Section

Licensing Section
6606 Tussing Road
Reynoldsburg, OH 43068-9009

Fax 614-728-1281
TTY/TDD 800-750-0750
com.ohio.gov

An Equal Opportunity Employer and Service Provider

Communication: 06-12-23 Liquor License Transfer (Liquor Control License)

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

1878962 PERMIT NUMBER	TRFO TYPE	524SM FOOD MART LLC DBA BAKERS IGA 524 S MAIN ST MT VERNON OHIO 43050
02 01 2023 ISSUE DATE		
05 18 2023 FILING DATE		
C2 C2X PERMIT CLASSES		
42 077 B F29656 TAX DISTRICT RECEIPT NO.		

FROM 06/07/2023

18789610005 PERMIT NUMBER	TYPE	524 K D BROTHERS INC DBA BAKERS IGA 524 S MAIN ST MT VERNON OHIO 43050
02 01 2023 ISSUE DATE		
05 18 2023 FILING DATE		
C2 C2X PERMIT CLASSES		
42 077 TAX DISTRICT RECEIPT NO.		

MAILED 06/07/2023 RESPONSES MUST BE POSTMARKED NO LATER THAN. 07/10/2023

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES B TRFO 1878962
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title)- ☐ Clerk of County Commissioner (Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF MT VERNON CITY COUNCIL
CITY HALL
40 PUBLIC SQ
MT VERNON OHIO 43050

DLC 4052

Communication: 06-12-23 Liquor License Transfer (Liquor Control License)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3818

RESOLUTION 2023-53

A RESOLUTION AMENDING THE CITY OF MOUNT VERNON'S DESIGNATED OUTDOOR REFRESHMENT AREA SIGNAGE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon created a Designated Outdoor Refreshment Area by Resolution 2021-81 on September 27, 2021; and

WHEREAS, the City's original DORA required the use of temporary border signage; and

WHEREAS, after a year of use, it has been concluded by the DORA Approval Subcommittee and the Experience Mount Vernon Board of the Directors that the current temporary border signage is confusing for event hosts and attendees, is too mobile to provide consistency and safety, and is costly to repair and/or replace.

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

SECTION 1: That Exhibit B of Resolution 2021-81 is replaced in its entirety by the attached Exhibit B.

SECTION 2: The Clerk of Council is hereby instructed to forward a copy of this Resolution to the Ohio Division of Liquor Control and to the investigative unit of the Ohio Department of Public Safety, all in accordance with ORC §§4301.82(C) and 4301.82(F)(3).

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 to allow the new DORA signage to be installed as quickly as possible to protect the safety of the citizens of Mount Vernon while enjoying DORA events, 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.

HISTORY:

05/22/23	**City Council**	**FIRST READING**

Resolution No. 2023-53 was given a first reading. Hillier requested a 15-minute Planning and Zoning Committee meeting on the legislation for June 12, 2023.

EXHIBIT B.1

Material: Fourteen (14) 24"x36" Corrugated Plastic Signs

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

MultiGRIP

MultiGRIP

briteline.com

Briteline® MultiGRIP is a 14mil non-slip textured PVC film that is reinforced with fabric on the adhesive side to add extra durability and strength. MultiGRIP can be cut into any shape and can be applied to nearly any surface and removed with little to no residue left behind. MultiGRIP eliminates the need for a UL approved anti-slip laminate for it is ASTM-D2047 certified non-slip film. This film is a perfect solution for tradeshows, POS and retail, universities, outdoor events and anywhere that calls for a graphic that is easy to print, install and remove.

Applications

MultiGRIP is designed for wall and floor graphics, indoor use or short term outdoor use. Surfaces recommended include, but are not limited to; carpet, tile, metal, properly painted surfaces, wood and PVC floors, untreated stone, smooth concrete, asphalt, brick and ceramic tile. (Please see durability expected permanence).

Ink Compatibility

Optimized for solvent, eco-solvent, latex and UV inks

Application Instructions

Remove dirt and debris from the surface the graphic will be applied to; recommended application surface temperature is 50°F. Use a soft rubber roller or squeegee on the surface of the graphic removing any bubbles and making sure the adhesive is making full contact with the surface.

Thickness

Applied Graphic	14 mil
Substrate	12 mil
Reinforced Adhesive	2 mil
Release Liner	5 mil

Certifications

E-84 Class A fire rated
ASTM-D2047 non-slip passed

Durability

Interior Floors	4+ months
Interior Walls	3+ years
Exterior Surfaces (pedestrian traffic ONLY, concrete, brick & asphalt)	3 months
Exterior Walls (smooth concrete, brick or stucco)	3 months

Removal Instruction

Peel back a corner at 45° angle. With even continuous motion, pull back graphic at a 180° angle. If one pulls back at a 90° angle, the chances of adhesive being left behind are more likely.

Product Series

BL-MG4825	48" x 25'
BL-MG48100	48" x 100'

Statement of Practical Use

We believe the information on this product to be accurate. However, since we cannot anticipate or control the conditions under which this information or our products may be used, we cannot guarantee results obtained through their use. Tests of our products should be made by users to determine the suitability of these products for a specific purpose. The products are sold without warranty, either express or implied. The purchaser should refer to Grimco, Inc's price list for terms and conditions of sale, including disclaimer of warranties and limitation of liability.

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

EXHIBIT B.3 -Decal Locations

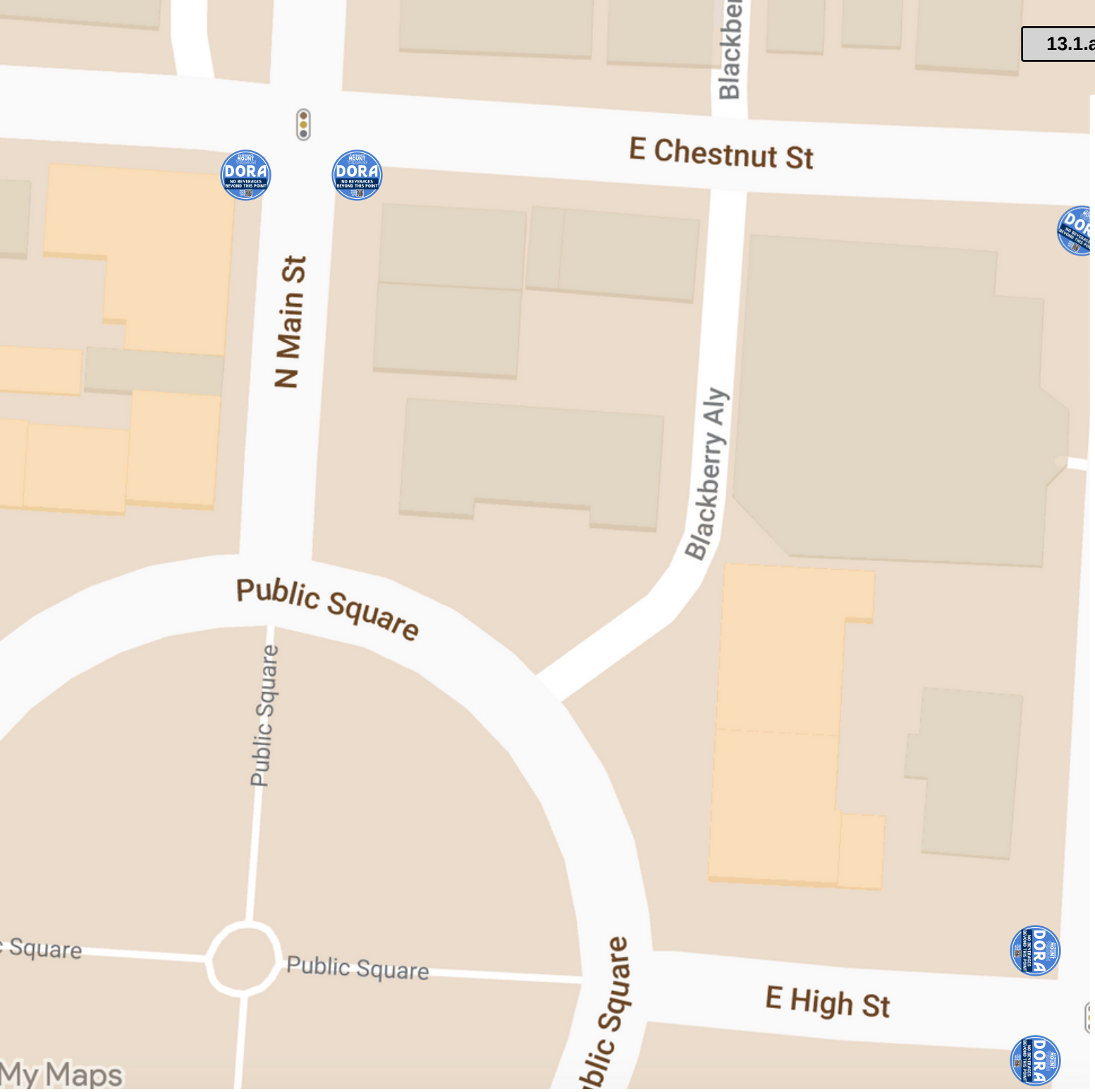
18-inch Decals (20)

1. **Intersection:** N. Main & Chestnut
   a. 1 decal on Southwest corner sidewalk at crossing
   b. 1 decal on southeast corner sidewalk at crossing
2. **Intersection:** N. Mulberry & W. Chestnut
   a. 1 decal on Southwest corner sidewalk
   b. 1 decal on southeast corner sidewalk
3. **Intersection: West High & Mechanic**
   a. 1 decal on south sidewalk at crossing (east side of Mechanic)
4. **Intersection: West Vine & South Mechanic**
   a. 1 decal on south sidewalk at crossing (east side of Mechanic)
   b. 1 decal on north sidewalk at crossing (east side of Mechanic)
5. **Intersection: West Gambier & South Mechanic**
   a. 1 decal on south sidewalk at crossing (east side of Mechanic)
   b. 1 decal on north sidewalk at crossing (east side of Mechanic)
6. **Intersection: West Ohio & South Mechanic**
   a. 1 decal on south sidewalk at crossing (east side of Mechanic)
   b. 1 decal on north sidewalk at crossing (east side of Mechanic)
7. **Intersection: East Ohio & South Gay**
   a. 1 decal on south sidewalk at crossing (west side of Gay)
   b. 1 decal on north sidewalk at crossing (west side of Gay)
8. **Intersection: East Gambier & South Gay**
   a. 1 decal on south sidewalk at crossing (west side of Gay)
   b. 1 decal on north sidewalk at crossing (west side of Gay)
9. **Intersection: East Vine & South Gay**
   a. 1 decal on south sidewalk at crossing (west side of Gay)
   b. 1 decal on north sidewalk at crossing (west side of Gay)
10. **Intersection: East High & South Gay**
    a. 1 decal on south sidewalk at crossing (west side of Gay)
    b. 1 decal on north sidewalk at crossing (west side of Gay)
11. **Intersection: East Chestnut & South Gay**
    a. 1 decal on southeast corner of sidewalk between crosswalks for Chestnut & Gay

10-inch Decals (4)

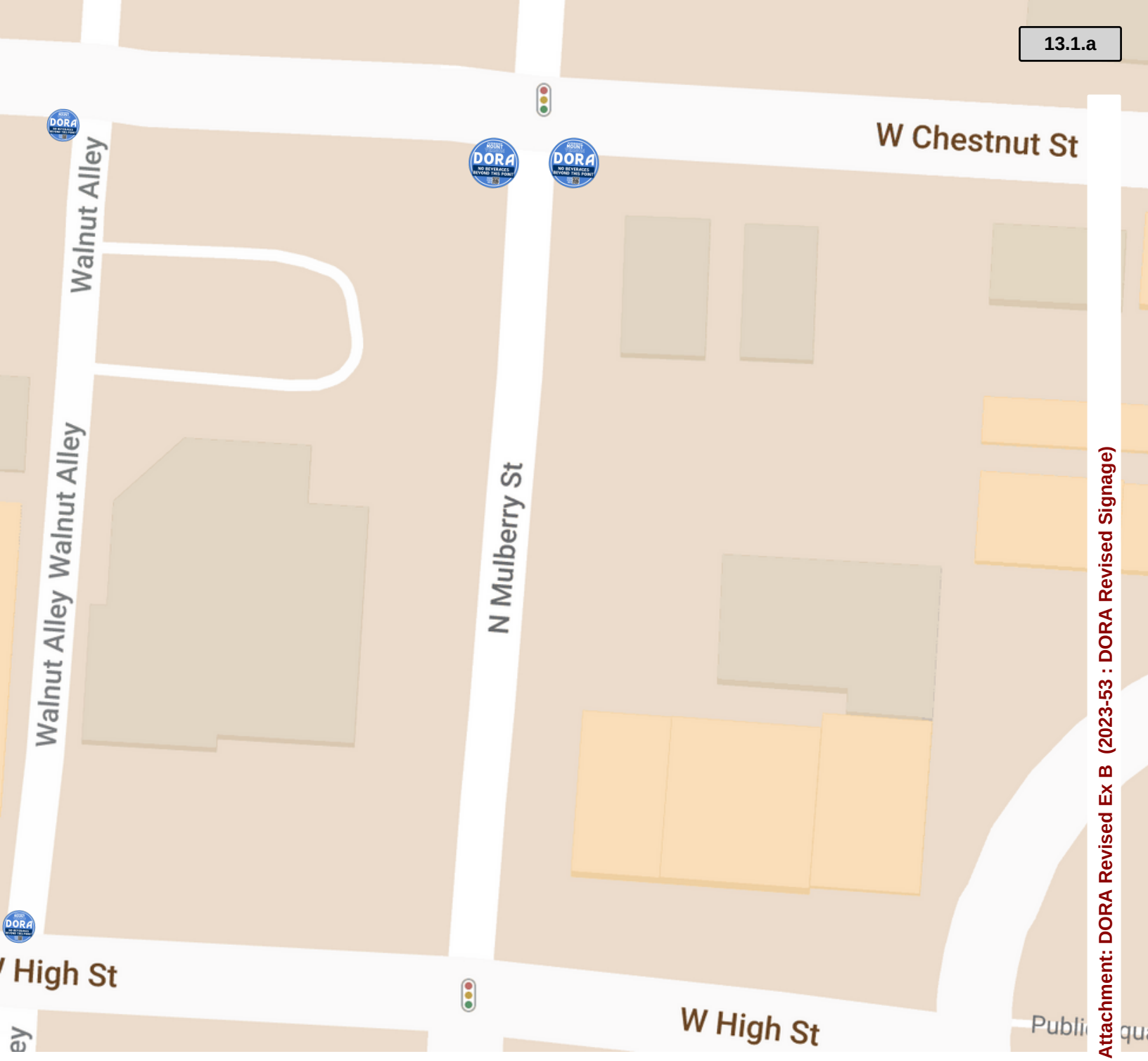
1. **Around South Main Plaza (Dog Fountain) - *AS PICTURED***
   a. 1 decal at the S. Main Street break in fence, near drinking fountain
   b. 1 decal at the W. Gambier Street break in fence, near the tree line
2. **Walnut Alley**
   a. 1 decal at W. Chestnut & Walnut Alley
   b. 1 decal at W. High and Walnut Alley

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)



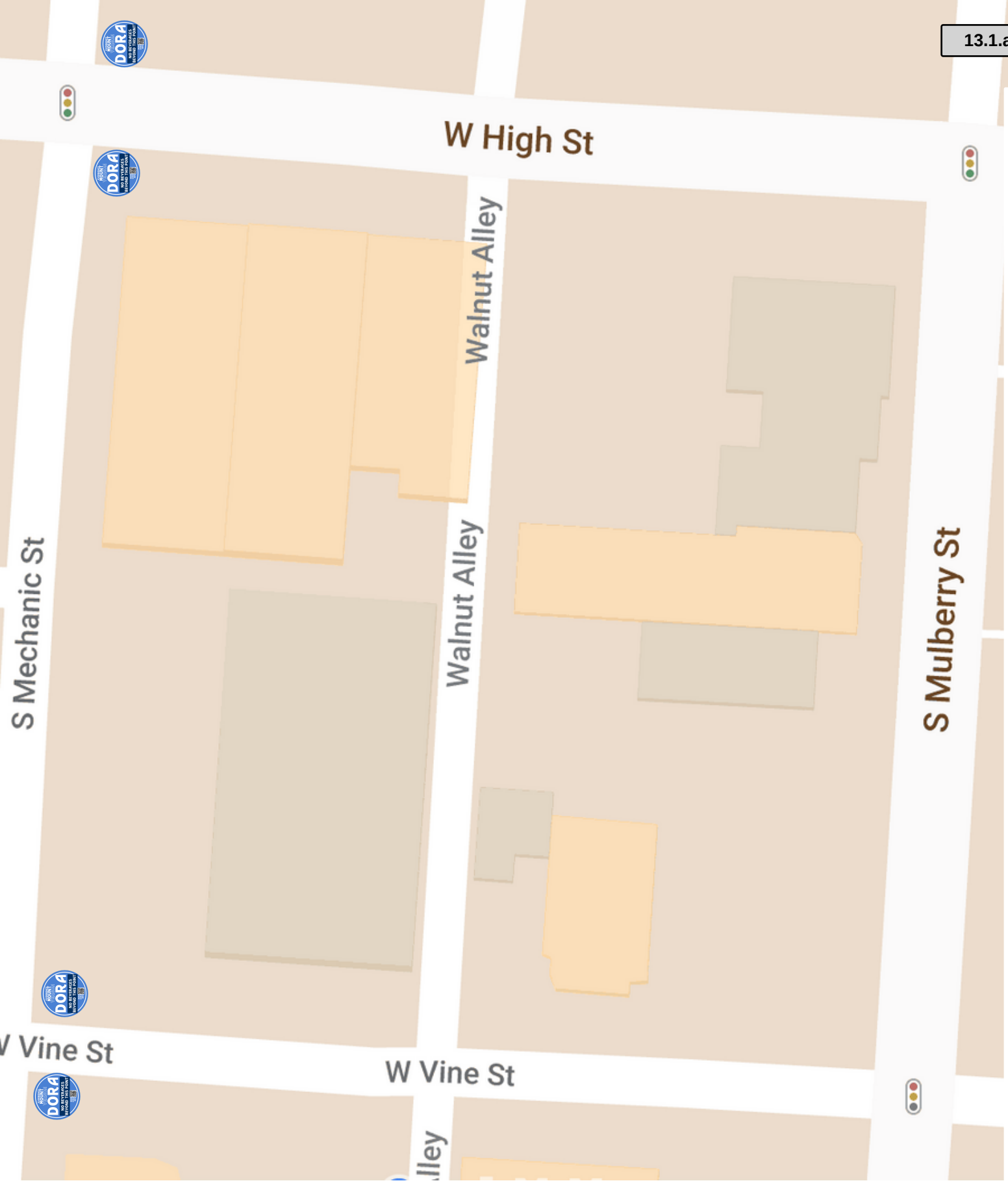
Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

18-inch decals



Two 18-inch decals

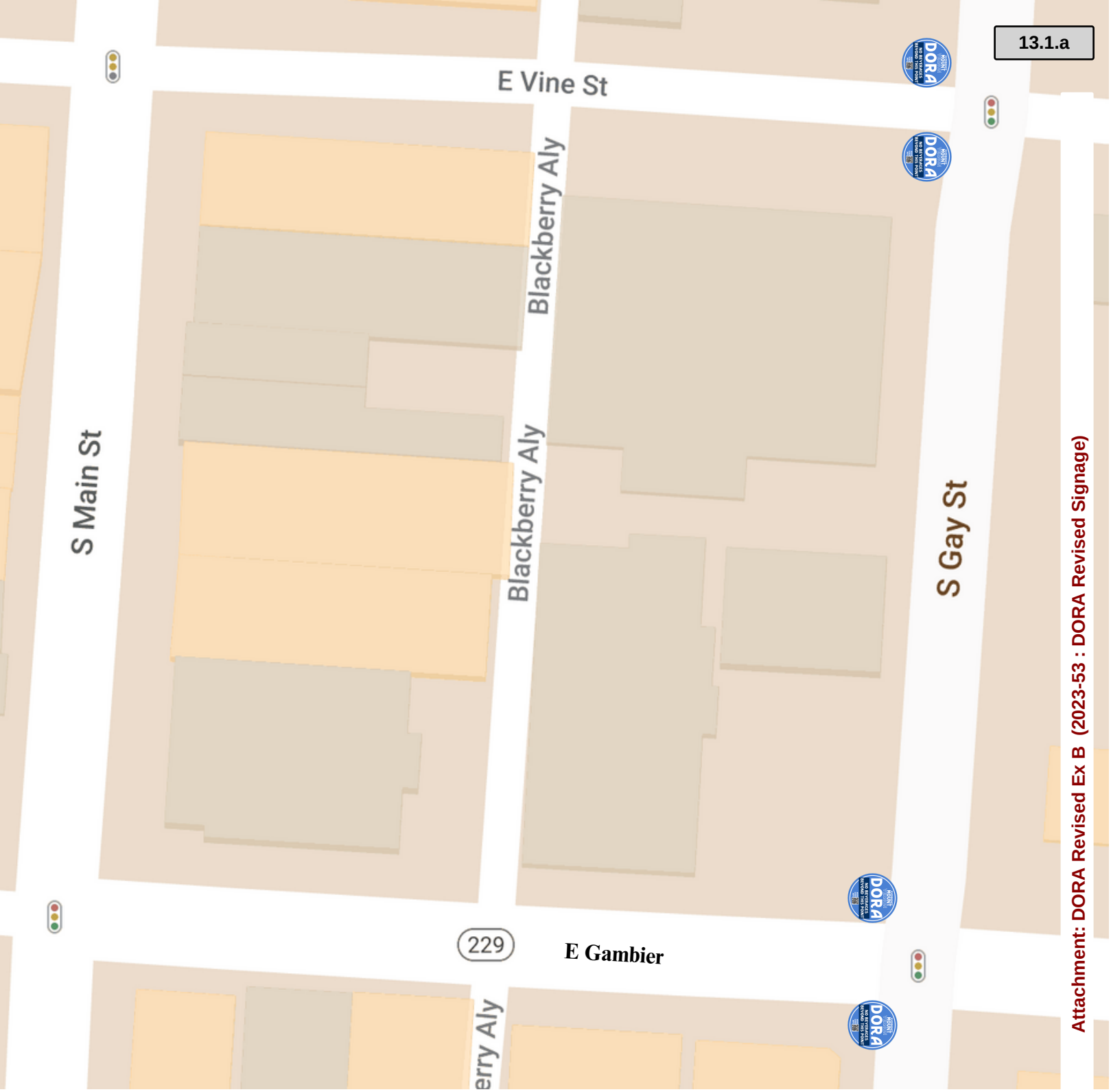
Two 10-inch decals



Four 18-inch decals

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

Four 18-inch decals



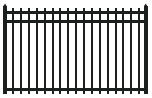
Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

Four 18-inch decals

Two 18-inch decals

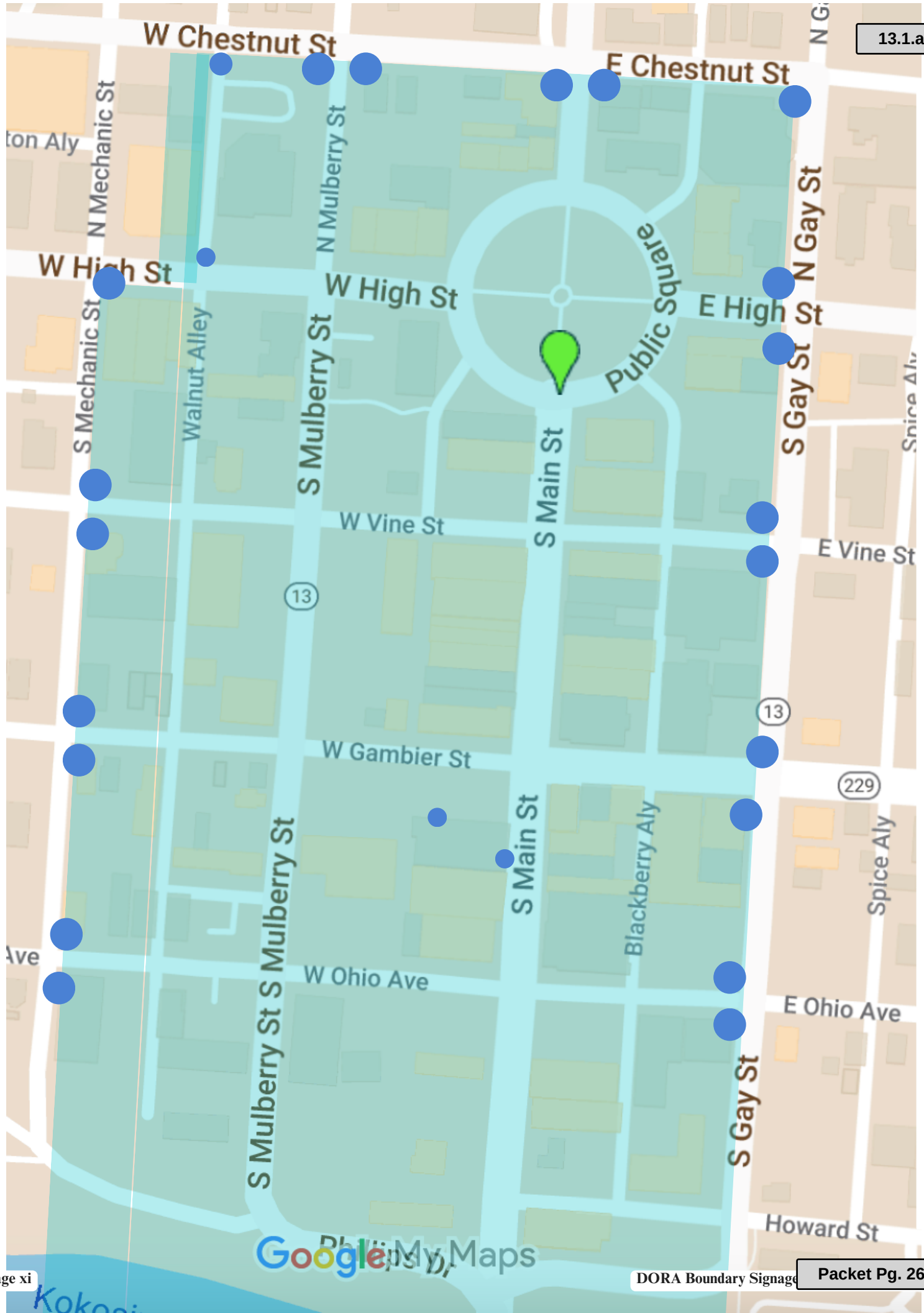
Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

Two 10-inch decals



New 3' fence to be installed by MVNU

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)



Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

EXHIBIT B.4

Material: Twenty (20) 18" round* decals, made with non-slip material as outlined in Exhibit B

**10" round decals will be used around South Main Plaza and at less populous boundary points*

Material: 8.5"x11" Print outs to be placed on or around bar area at eac liquor license establishment within the approved DORA boundary.

Attachment: DORA Revised Ex B (2023-53 : DORA Revised Signage)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3821

RESOLUTION 2023-55

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF VEHICLES IN THE POLICE DEPARTMENT NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 721.01 and 721.15 authorize municipalities to dispose of personal property and vehicles no longer needed for municipal use.

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

SECTION 1: That the Council finds that the City of Mount Vernon Police Department owns the following vehicles that are no longer needed for public use. Council also finds that the value of the vehicle is in excess of $1,000.00.

1) 2003 Dark Green GMC Yukon - Vin: 1GKFK16Z93J254292
2) 1999 Silver Toyota Camry - Vin: 4T1BG22K0XU472129
3) 2002 Black Kawasaki Vulcan (motorcycle) - Vin: JKBVNCB172B513760
4) 2001 Green Mazda 626 - Vin: 1YVGF22D815207923
5) 2012 Silver Ford Focus - Vin: 1FAHP3F24CL323551
6) 2018 Gray Nissan Maxima - Vin: 1N4AA6AP1JC362487
7) 2013 White Buick LaCrosse - Vin: 1G4GC5E38DF124523

SECTION 2: That the Safety-Service Director for the City of Mount Vernon be authorized and directed to sell or dispose of the vehicles pursuant to any method authorized by Revised Code Section 721.15.

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 of expediting the sale or trade of these items to return the proceeds to constructive use by the City, 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

Meeting: 06/12/23 7:30 PM
Dept: Utilities
Woods, Keener
Category: Bid/Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3830

RESOLUTION 2023-56

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE BUCKEYE ADDITION WATERLINES PROJECT; 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 is hereby authorized and directed to advertise for bids and enter into a contract for the Buckeye Addition Waterlines Project.

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 further reason that bids must be solicited to avoid possible cost increases in the future, 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

Meeting: 06/12/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Terry Scott
Initiator: Todd Hill
DOC ID: 3833 A

RESOLUTION 2023-57

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 101.2650.51111, Personnel & Benefits, in the amount of $26,400.00.
2. To Account 101.2650.52121, P.E.R.S., in the amount of $3,696.00.
3. To Account 101.2650.52126, Medicare & Social Security, in the amount of $383.00.
4. To Account 101.2650.52123, Workers' Compensation, in the amount of $322.00.
   (Ariel Foundation - Tree Watering Program - 2023)
5. To Account 101.2320.54312, Workforce Development, in the amount of $1,350.00.
   (Public Donations for Employee Appreciation Banners)
6. To Account 101.1900.54115, PAK United, in the amount of $1,500.00.
   (Public Donation from Marcus Lyons)
7. To Account 101.1900.54115, PAK United, in the amount of $5,000.00.
   (Donation to PAK United from KSAT)
8. To Account 101.3600.55517, Public Support - Waterpark, in the amount of $2,181.37.
   (Public Donation from Paul Acitelli for Water Park Passes for the Disabled).
9. To Account 401.2500.55516, Public Building & Lands, in the amount of $130,500.00.
   (Harmony Park Restroom Facility - Donors are Sue Webster, Knox DD (County Board of Developmental Disabilities), Knox Foundation on behalf of Brian Ball & Sara Mankins along with numerous other anonymous donors)

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

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3796

ORDINANCE 2023-17

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #66-05329.000 AND PARCEL #66-02335.000, ALSO KNOWN AS 301 AND 303 NORTH NORTON STREET, RESPECTIVELY, FROM THE PRESENT ZONING OF R-1 - SINGLE FAMILY DISTRICT, TO PCDD - PLANNED COMMERCIAL DEVELOPMENT DISTRICT; AND DECLARING AN EMERGENCY.

WHEREAS, the Council for the City of Mount Vernon has received an application for rezoning certain property within the City of Mount Vernon, specifically Parcel #66-05329.000 and Parcel #66-02335.000, also known as 301 and 303 North Norton Street, respectively; and

WHEREAS, the Municipal Planning Commission for the City of Mount Vernon met on April 13, 2023 and voted unanimously to approve the zoning change from Single Family District to Planned Commercial Development 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 Parcel #66-05329.000 and Parcel #66-02335.000, also known as 301 and 303 North Norton Street, respectively. The zoning will be as indicated:

PARCEL NO.	PROPOSED ZONING
#66-05329.000	PCDD - Planned Commercial Development District
#66-02335.000	PCDD - Planned Commercial Development 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 to allow the development of needed housing within the City, 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:

04/24/23	**City Council**	**FIRST READING**

Ordinance No. 2023-17 was given a first reading. Hillier requested a 15-minute Planning and Zoning Committee meeting on the legislation for May 8, 2023.

05/08/23	**City Council**	**SECOND READING**

Ordinance No. 2023-17 was given a second reading.

05/22/23	**City Council**	**POSTPONED TO A CERTAIN TIME**

Hillier made a motion to postpone Ordinance 2023-17 to June 12, 2023, when there will be a public hearing on the legislation. Severns seconded the motion, which passed by a roll-call vote of 7-0.

City of Mount Vernon, Ohio
Development Services
40 Public Square
Mount Vernon, OH 43050
Phone 740-393-2033 |DSM@MountVernonOhio.org

To: Clerk of Council

April 17, 2023

Municipal Planning Commission
Meeting Date: April 13, 2023

Case Number: 2023-MPC-07
Zoning Amendment for 2 Parcels #66-05329.000 & 66-02335.000
AKA 301 & 303 North Norton ST from R-1 to PCDD

An Application for a Zoning Amendment was submitted to the Municipal Planning Commission by the Knox County Land Reutilization Corporation for two parcels #66-05329.000 & 66-02335.000 located at 301 and 303 North Norton ST. The request is to amend the zoning from R-1 Single Family District to PCDD Planned Commercial Development District.

A public hearing was held and discussion ensued about the proposed Zoning Amendment. Following discussion:

> **Austin Swallow made a motion to recommend the acceptance of the Zoning Amendment as requested. Richard Dzik seconded the motion.**
>
> **The motion passed with a unanimous 4-0, affirmative vote.**
> **(Yes: Starr, Dzik, Hawkins, Swallow)**

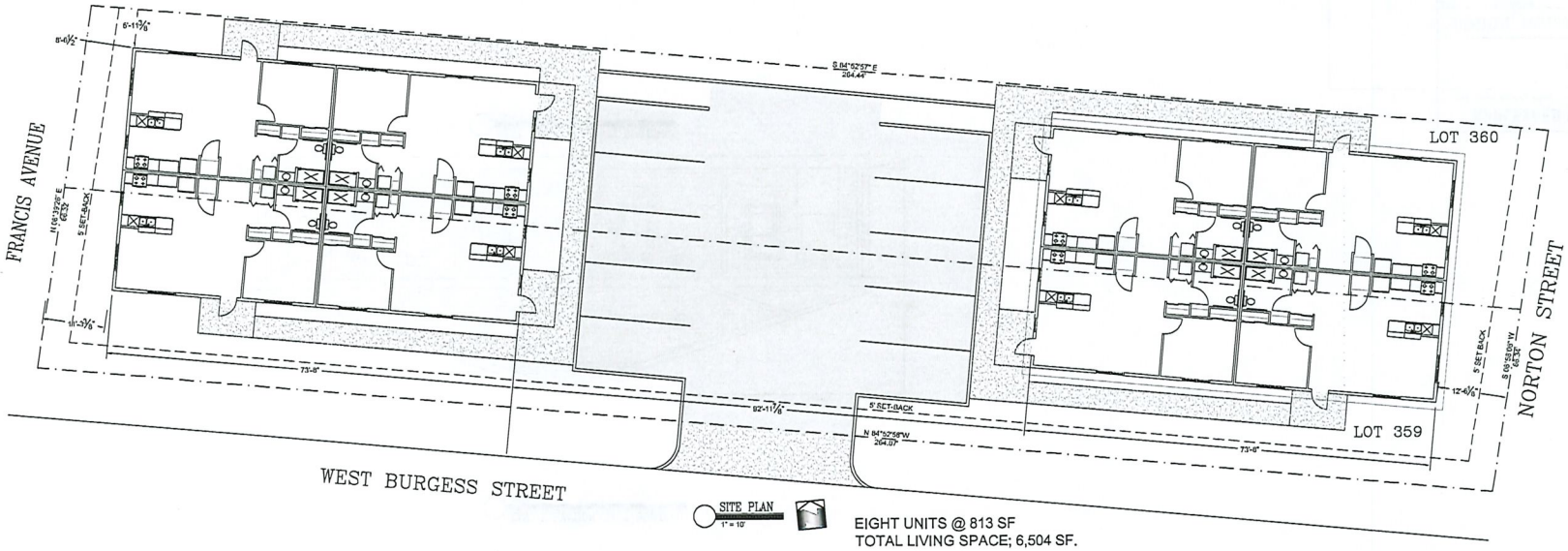
Per §1156.04 Council shall consider the proposed Zoning Amendment and recommendation of the Municipal Planning Commission. Per §1156.05 Council shall either adopt or deny the recommendation of the Municipal Planning Commission or adopt some modification thereof.

Warm Regards,

Lacie Blankenhorn

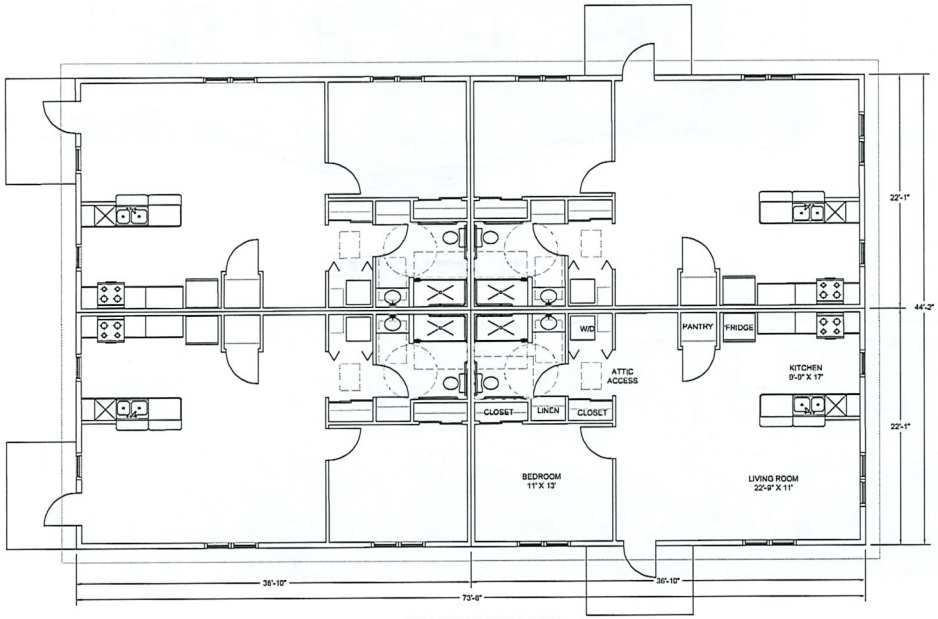
Lacie Blankenhorn
Development Services Manager

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)



SITE PLAN
1" = 10'

EIGHT UNITS @ 813 SF
TOTAL LIVING SPACE; 6,504 SF.



EAST BUILDING FLOOR PLAN
1/4" = 1'
WEST BUILDING MIRROR IMAGE

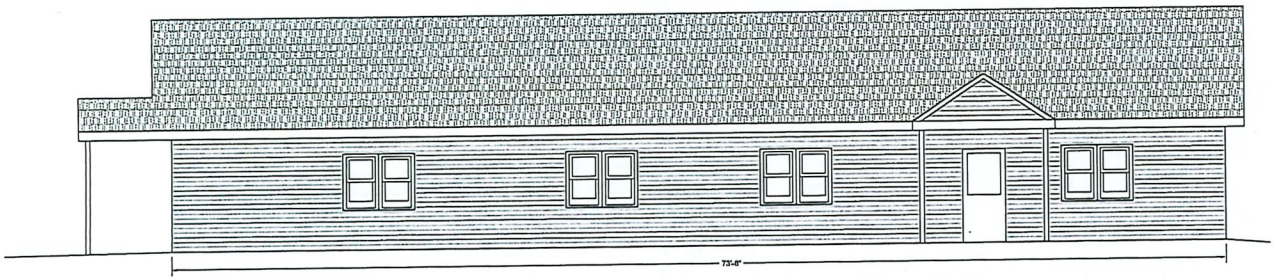
APPLESEED BUILDING COMPANY
362 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-758-4410

AAA 5

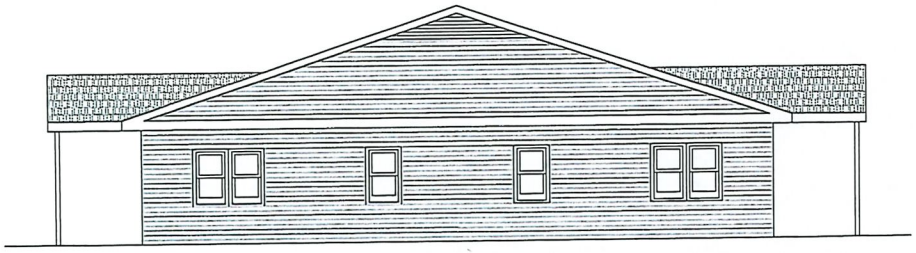
SENIOR HOUSING – PRELIMINARY

DATE	REVISIONS	SCALE	DR. BY DHW	
09-06-22	03-29-23	AS NOTED	APP. BY	1/2

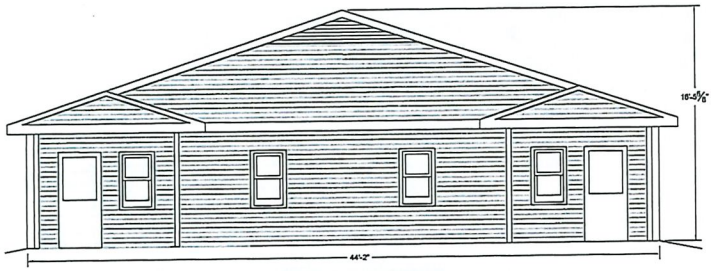
SEAL



SOUTH ELEVATION, EAST BUILDING
1/4" = 1'



EAST ELEVATION, EAST BUILDING
1/4" = 1'



WEST ELEVATION, EAST BUILDING
1/4" = 1'

APPLESEED BUILDING COMPANY
352 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-756-4410

AAA 5

SENIOR HOUSING – PRELIMINARY

DATE	REVISIONS	SCALE	DR. BY DRW	
09-06-22	03-28-23	AS NOTED	APP. BY	2/2

SEAL

City of Mount Vernon, Ohio

Application for Zoning Amendment

Applicant's Information	
Owner's Name, Address and Phone	Knox County land Revitalization Corporation P.O. Box 29, Mt. Vernon, Ohio 43050
Agent's Name, Address and Phone	Sam Filkins P.O. Box 29, Mt. Vernon, Ohio 43050

Site Information	
Site Address 301 & 303 North Norton Street	Legal Description Norton Island 359 & 360
Parcel Number 66-05329.000 66-02335.000	Deed Volume and Page Number 1871/765 & 1891/596

Use of Property	
Present Use vacant land & single family home	Present Zoning District R-1 Abutting M-1
Proposed Use Multi-family Senior housing	Proposed Zoning District PC DD

Documents to be Submitted

The following documents must also be submitted with this application:

1. The proposed amending ordinance, approved as to form by the City Law Director.
2. A statement of the reason(s) for the proposed amendment.
3. 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.
4. A list of all property owners and their mailing addresses who are within, contiguous to, or directly across the street from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case.
5. A statement on the ways in which the proposed amendment relates to the comprehensive plan.
6. The $150.00 filing fee as established by ordinance.

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date: March 27, 2023 By: Sam Filkins

Filing Information			
Filing Date	Fee deposit $150.00	Date Paid	Receipt Number

This form revised 3-9-2006

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED PROPERTY WITHIN THE CITY OF MOUNT VERNON FROM R-1 SINGLE FAMILY DISTRICT TO PLANNED COMMERCIAL DEVELOPMENT DISTRICT UNDER THE MOUNT VERNON ZONING CODE.

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

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Knox County, Ohio, that:

SECTION 1: That the City of Mount Vernon hereby amend the zoning classification of Lots Numbered 359 and 360 in the Norton Island Subdivision from R-1 Single Family District to Planned Commercial Development District under the City of Mount Vernon Zoning Code. (see attached map)

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

_____
Bruce E. Hawkins, President of Council

PASSED: ,20____.

_____

ATTEST:

_____
Todd Hill, Clerk of Council

APPROVED: _____, 20____

_____
Matthew T. Starr, Mayor

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

301 and 303 N Norton Rezoning Application

AAA5 Project

A statement of the reason for the proposed amendment:

The requested amendment of the zoning map to change the parcels located at 301 & 303 N. Norton Street from R1 to PCDD (Chapter 1185) is to allow the parcel to be redeveloped to allow affordable senior housing. These parcels are owned by the Knox County Land Bank for the express purpose of redevelopment particularly due to their current condition and proximity to Heartland Commerce Park (former Siemens manufacturing facility). Per the code there are four considerations with regard to this change.

(1) Compatibility of the amendment sought with the use of adjacent land, adjacent zoning and with land use plans for the general area.

The land immediately adjacent to these parcels is zoned PCDD, so this request is not spot zoning but an expansion of a zoning district to a contiguous parcel. Also, the plan for redevelopment is to add affordable senior housing. This residential use would align with the other adjacent properties becoming a bridge between the manufacturing and residential uses. This can help preserve the residential neighborhood feel.

(2) Impact of the adoption of an amendment sought on motor vehicle access and traffic flow in the general area.

The zoning change will not significantly impact motor vehicle access or traffic flow. The driveway and parking area will be connected to Burgess Street to the south and not add additional car traffic on neighboring properties along Norton Street.

(3) Impact of the adoption of the proposed amendment upon the public health, safety and general welfare of the residents of the city.

Local and regional housing studies have shown a significant demand for housing in Knox County and the region. This demand impacts residents of all income and age levels. Up till now, the housing development in Mount Vernon has mostly focused on market-rate housing that is attractive to young professionals and families. As the population of Knox County and Mount Vernon gets older, we need safe, age-in-place style housing. This type of housing will allow the seniors to be appropriately housed and allow them to live independently for longer. Additionally, the housing that those seniors live in now will become available for others and will most likely be more affordable than the new builds. Most importantly, this is not a housing project but a

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

living project. These units will be rent controlled, so they remain affordable for seniors on a fixed income, and the Area Agency on Aging (AAA5) will offer services to these seniors allowing them to stay in their homes. The yard and property maintenance will be handled by AAA5, meaning these homes will be cared for and be a value add to surrounding homeowners.

(4) Impact of the adoption of the proposed amendment on available public facilities, general expansion plans of the City, and the City's schedule for improvement of capital facilities.

This development will not impact the expansion of city services or facilities. In fact, creating homes of greater density will slow the need for urban sprawl. And with the residents being routinely checked in on by AAA5 and in units with age-in-place considerations such as grab bars, wider doorways, zero-point entryways, and cleared sidewalks, this will hopefully reduce the risk of falls and health concerns that are a strain on EMS services in the city.

A statement on the ways in which the proposed amendment relates to the comprehensive plan:

This zoning change and future development support the Knox County Comprehensive Plan (2018) in the following ways.

Chapter 3: Ensure responsible growth

Goal 3.3.3: Control scale and scope of development

"Encourage development in areas already on the grid." We are not extending the grid further by building affordable senior multi-unit housing on these parcels. This means the development cost for taxpayers is less because there will be more users paying into the system without the need for new infrastructure. Projects like this are outlined as a target outcome of the Knox County Land Bank (3.3.3A Outcome D).

Chapter 5: Strengthening quality of life

5.2 - This chapter highlights housing as a community issue and priority for the county to be successful.

Goal 5.3.1: Diversify the county's housing stock

"Affordability, changes in household size, an aging population, and a growing preference for walkability, will all continue to reshape Knox County's residential development patterns moving forward. An attractive, high-quality, and safe housing stock is important for retaining and attracting residents." This project aligns with this

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

goal because it provides safe, attractive, high-quality, and affordable housing for the aging population.

This zoning change is also supported through the Mount Vernon Strategic Plan (Phase 1, 2021) guiding principles.

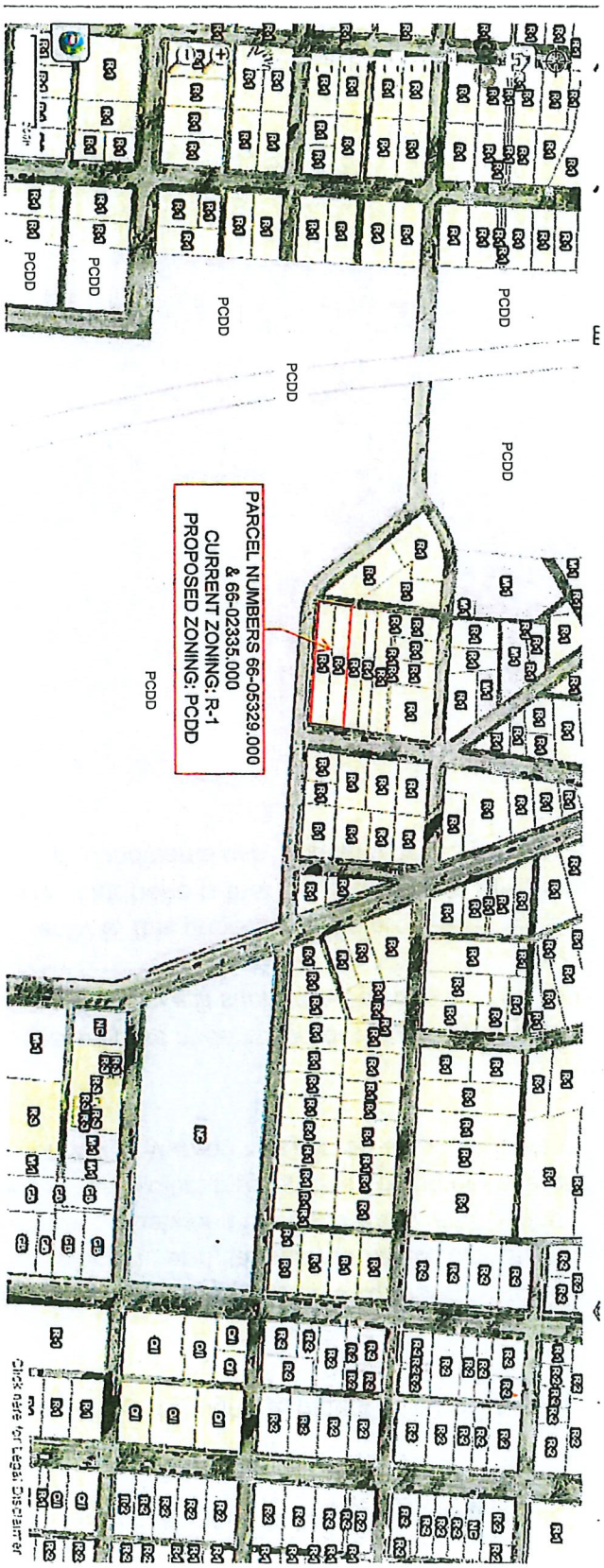
Principle #1: *Foster a collaborative environment that is supportive of business and economic growth through fair, efficient, and transparent regulatory processes.*

This project is a collaboration between the Land Bank, AAA5, and the County Commissioners. By supporting this project through this zoning change and the following processes the City of Mount Vernon can join on as a collaborator for affordable senior housing.

Principle #6: *Through initiatives such as streamlined development processes, innovative zoning, and strategic incentives the City will support policies to ensure safe, abundant and attainable quality housing.*

This project speaks directly to this project and the processes we are currently undertaking to make it a reality. Our hope is that the City will use this principle when evaluating the project for zoning, conditional use, and final development plans.

Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)



Attachment: 04-24-23 Zoning Amendment (2023-17 : Rezone Parcels 66-05329.000, 66-02335.000)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3805

ORDINANCE 2023-20

AN ORDINANCE ESTABLISHING COMPENSATION FOR THE ASSISTANT LAW DIRECTORS IN THE OFFICE OF THE LAW DIRECTOR; AND DECLARING AN EMERGENCY.

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

SECTION 1: That the following supervisory positions are hereby authorized within the salary range and upon the appropriation times listed below:

Assistant Director of Law I……....$83,669.00
Assistant Director of Law II.....$72,289.00

The salary authorized by this Ordinance shall be payable bi-weekly.

SECTION 2: The salaries listed are the base salaries for the positions. The positions are eligible for annual longevity increments:

For the first five (5) years, $400.00.

Annual Longevity Increments after five (5) years:

Year 6	Year 7	Year 8	Year 9	Year 10
$500.00	$550.00	$600.00	$650.00	$700.00

The effective date of eligibility for an annual longevity increment shall be the anniversary date of employment in that position.

SECTION 3: Exempt employees are expected to work as necessary, including outside of normal business hours, in the completion of their duties. Exempt employees will work with their supervisor in establishing their work schedule.

SECTION 4: These positions shall be entitled to the benefits outlined in Section E of the Mount Vernon Employee Handbook effective August 2021, as amended.

SECTION 5: All prior ordinances governing pay and benefits for the personnel listed in this ordinance are repealed.

SECTION 6: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason to allow

the City to recruit and retain skilled professionals in the Office of the Law Director, 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:

05/08/23	**City Council**	**FIRST READING**

Ordinance No. 2023-20 was given a first reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for May 22, 2023.

05/22/23	**City Council**	**SECOND READING**

Ordinance No. 2023-20 was given a second reading. Francis requested a 10-minute meeting of the Employee and Community Relations Committee on the legislation for June 12, 2023.

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3813

ORDINANCE 2023-21

AN ORDINANCE TO ACCEPT THE VACATION OF A PORTION OF LEWIS STREET AND SOUTH ALLEY, IN THE CITY OF MOUNT VERNON, KNOX COUNTY, OHIO; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission, after reviewing the matter, has recommended to accept the petition to vacate a portion of Lewis Street and South Alley, adjacent to parcel #66-00268.000, parcel #66-09637.000 and parcel #66-04254.000.

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

SECTION 1: That the petition to vacate a portion of Lewis Street and South Alley, further explained in Exhibit A, be and herewith is accepted.

SECTION 2: 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 of promoting timely development within the City, 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:

05/22/23	**City Council**	**FIRST READING**

Ordinance No. 2023-21 was given a first reading.

City of Mount Vernon, Ohio
Development Services
40 Public Square
Mount Vernon, OH 43050
Phone 740-393-2033 |DSM@MountVernonOhio.org

To: Clerk of Council

May 12, 2023

Municipal Planning Commission
Meeting Date: May 11, 2023

Case Number: 2023-MPC-11
Request for Vacation of a portion of Lewis Street and South Alley
adjacent to parcels numbered 66-00268.000; 66-09637.000; 66-04254.000

A request from Central Ohio Farmers Co-Op Inc. for Vacation of a portion of Lewis Street and South Alley was submitted by City Council for review by the Municipal Planning Commission for a recommendation to City Council.

A public hearing was held and discussion ensued about the proposed Vacation. Following discussion:

> **Austin Swallow made a motion to recommend to Council to accept the request for Vacation as presented. Julia Warga seconded the motion.**
>
> **The motion passed with a unanimous 4-0, affirmative vote.**
> **(Yes: Starr, Swallow, Warga, West)**

Per §1155.04 Council shall consider the recommendation of the Municipal Planning Commission for the request to Vacate and determine the final approval or denial.

Warm Regards,

Lacie Blankenhorn

Lacie Blankenhorn
Development Services Manager

Attachment: 05-22-23 Street vacation docs (2023-21 : Vacate Portion of Lewis St., South Alley)

CITY OF MT VERNON

PROCEDURE FOR STREET VACATION

Petition page 1 of 4 Mt Vernon Ohio Date 3/31/2023

To the Honorable Council of the City of Mt Vernon:

We the undersigned property owners owning 9 properties:

Central Ohio Farmers Co-op Inc, west side of Lewis St. (Parcel 66-00268000, 66-04254000, 66-04256000)

Central Ohio Farmers Co-op east side of Lewis St. (Parcel 66-09637000, 66-09650000)

Respectfully petition your honorable body to pass the necessary legislation to vacate:

The portion of Lewis St. between Vine and Gambier St. and also apportion of South Alley. This will allow us to improve our grain operation now while providing an opportunity to possibly expand it at a later date. I have attached a survey of the property we would like vacated and also a concept plan of potential future growth. As we own the properties on both sides of Lewis Street, this vacation would allow us to upgrade and improve our facilities to remain in Mt Vernon.

Date 3/31/2023.

Mr. Jamison Price, Location Manager

Central Ohio Farmers Co-op

9150 Kinney Rd

Mt Vernon, Ohio 43050

Attachment: 05-22-23 Street vacation docs (2023-21 : Vacate Portion of Lewis St., South Alley)

Exhibit A

Description of the portion of Lewis St. to be vacated

Part of the Norton Southern addition

City of Mt Vernon, Ohio 43050

Description of properties

1) **Property to Vacate**: South Lewis street between Vine St. and Gambier St. (.242 Ac) View attached Survey map and also part of south alley to our property lines

2) **Parcel 66-00268000** NW side of Lewis St. Central Ohio Farmers Co-op bare lot,
3) **Parcel 66-04254000** SW side of Lewis St. Central Ohio Farmers Co-op
4) **Parcel 66-04256000** Far SW side of Lewis St. Central Ohio Farmers Co-op
5) **Parcel 66-09637000** East side of Lewis St. Central Ohio Farmers Co-op
6) **Parcel 66-09650000** Far east side of Lewis St. Central Ohio Farmer Co-op

Attachment: 05-22-23 Street vacation docs (2023-21 : Vacate Portion of Lewis St., South Alley)

Mt Vernon Lewis St

March 29, 2023

- 1 inch -

Scale - 1:1,200

1 inch = 100 feet

1 inch = 0.019 miles

Knox County, OH; Bruce Harris & Associates

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City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3814

ORDINANCE 2023-22

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #66-00268.000, ALSO KNOWN AS 600 WEST VINE STREET, FROM THE PRESENT ZONING OF R-2 - SINGLE AND TWO FAMILY DISTRICT, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

WHEREAS, the Council for the City of Mount Vernon has received an application for rezoning certain property within the City of Mount Vernon, specifically Parcel #66-00268.000, also known as 600 West Vine Street; and

WHEREAS, the Municipal Planning Commission for the City of Mount Vernon met on May 11, 2023, and voted unanimously to approve the zoning change from Single and Two Family District to General Business.

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 Parcel #66-00268.000, also known as 600 West Vine Street. The zoning will be as indicated:

PARCEL NO.	PROPOSED ZONING
#66-00268.000	GB - General Business

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 of promoting timely development within the City, 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:

05/22/23	**City Council**	**FIRST READING**

Ordinance No. 2023-22 was given a first reading.

City of Mount Vernon, Ohio
Development Services
40 Public Square
Mount Vernon, OH 43050
Phone 740-393-2033 |DSM@MountVernonOhio.org

To: Clerk of Council

May 12, 2023

Municipal Planning Commission
Meeting Date: May 11, 2023

Case Number: 2023-MPC-13
Request for Zoning Amendment for 600 West Vine Street, parcel number 66-00268.000 from R-2 to GB.

A request from Central Ohio Farmers Co-Op Inc. for Zoning Amendment from R-2 to GB at 600 West Vine Street, parcel number 66-00268.000 was submitted for review by the Municipal Planning Commission for a recommendation to City Council.

A public hearing was held and discussion ensued about the proposed Vacation. Following discussion:

> **Julia Warga made a motion to recommend to Council to accept the request for Zoning Amendment from R-2 to GB as presented. Jason West seconded the motion.**
>
> **The motion passed with a unanimous 4-0, affirmative vote.**
> **(Yes: Starr, Swallow, Warga, West)**

Per §1156.04 Council shall consider the recommendation of the Municipal Planning Commission for the requested zoning amendment and determine the final approval or denial.

Warm Regards,

Lacie Blankenhorn

Lacie Blankenhorn
Development Services Manager

Attachment: 05-22-23 600 West Vine rezone docs (2023-22 : Rezone Parcel 66-00268.000)

The proposal to rezone 600 W. Vine St. Zoning District is Norton South

The current use of 600 W. Vine (Parcel 66-00268000) is bare vacant lot that we use for parking of equipment and trucks.

The proposed use of 600 W. Vine St. is to facilitate possible expansion of our grain facilities. As Central Ohio farmers owns both sides of Lewis St. (Parcels 66-04254000, 66-04256000, and 66-09637000) and is currently working to have the City vacate Lewis St. between Gambier and Vine. We would like to have this property be able to possibly install grain equipment in the future. As we are looking to use the vacated Lewis St. to install a truck scale and office. We would also be able to fence in our facilities for more security.

Attached is a potential look at what we could be considering to do

Attachment: 05-22-23 600 West Vine rezone docs (2023-22 : Rezone Parcel 66-00268.000)

MountVernon

City of Mount Vernon, Ohio

Application for Zoning Amendment

Applicant's Information	
Owner's Name, Address, Phone, and Email Address Central Ohio Farmers Co-op 751 E Farming St Marion, OH 43301	P.O. Box 936 JPrice@centralohfarm.com
Agent's Name, Address, Phone, and Email Address	

Site Information	
Site Address 600 W Vine St.	Legal Description N.S. 163 corner of S. Lewis St
Parcel Number 66-00268.000	Deed Volume and Page Number 1263/198

Use of Property	
Present Use Residential, Bare Lot	Present Zoning District Norton Southern
Proposed Use Commercial	Proposed Zoning District

Documents to be Submitted

The following documents must also be submitted with this application:

1. A statement of the reason(s) for the proposed amendment.
2. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require.
3. A statement on the ways in which the proposed amendment relates to the comprehensive plan.
4. The $150.00 filing fee as established by ordinance.

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date: 4/11/2023 By: Jennifer Price

Filing Information			
Filing Date	Fee deposit **$150.00**	Date Paid	Receipt Number

This form revised 04-11-2023

Attachment: 05-22-23 600 West Vine rezone docs (2023-22 : Rezone Parcel 66-00268.000)

600 W Vine St - Zoning Amendment
Attachment: 05-22-23 600 West Vine rezone docs (2023-22 : Rezone Parcel 66-00268.000)

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3819

ORDINANCE 2023-23

AN ORDINANCE ESTABLISHING A ZONING FEE SCHEDULE PURSUANT TO SECTION 1153.14 OF THE ZONING CODE, AND DECLARING AN EMERGENCY.

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

SECTION 1: The City establishes the following schedule of fees, charges, and expenses pertaining to the administration and enforcement of the zoning ordinance:

Zoning permit fees for new builds, garages and additions: Forty cents ($.40) per square foot plus a twenty-five dollar ($25) technology fee

Zoning permits for sheds: Fifty dollars ($50.00) plus a twenty-five dollar ($25.00) technology fee

Zoning permits for fences: Fifty dollars ($50.00) plus a twenty-five dollar ($25.00) technology fee

Zoning permits for signs: Twenty-five dollars ($25.00) plus a twenty-five dollar ($25.00) technology fee

Zoning permits for handicap ramps: Twenty-five dollars ($25.00) plus a twenty-five dollar ($25.00) technology fee

Park Development Fee (new dwelling unit): One hundred dollars ($100.00)

Park Development Fee (any alteration to an existing dwelling unit, including installation of fences and ramps): Ten dollars ($10.00)

Zoning Code and Map Amendments: Two hundred dollars ($200.00) plus the applicant will be billed for any costs incurred over the initial deposit. The fee must be paid at the time of the original submission

Board of Zoning Appeals Filings: One hundred dollars ($100.00) plus the applicant will be billed for any costs incurred over the initial deposit. The fee must be paid at the time the appeal is lodged with the Board.

Certificate of Appropriateness: Seventy-five dollars ($75.00) plus the applicant will be billed for any costs incurred over the initial deposit. The fee must be paid at the time the application for a hearing before the Historical Review Commission.

In any case, if construction begins before a permit is issued (including paying any required fees), the cost of the permit will be double the total permit fee (including technology fee).

SECTION 2: Ordinance 2006-06 is repealed in its entirety.

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 to allow City to charge appropriate fees for its zoning permits, 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.

HISTORY:

05/22/23	**City Council**	**FIRST READING**

Ordinance No. 2023-23 was given a first reading. Hillier requested a 15-minute meeting of the Planning and Zoning Committee on the legislation for June 12, 2023.

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3822

ORDINANCE 2023-24

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL #70-00366.002 AND #70-0366.003, BOTH ALSO KNOWN AS 1104 WEST GAMBIER STREET, FROM THE PRESENT ZONING OF CLINTON TOWNSHIP LB - LOCAL BUSINESS, TO GB - GENERAL BUSINESS ; PARCEL #70-00366.004, ALSO KNOWN AS 120 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP RRA - RURAL RESIDENTIAL AND AGRICULTURAL, TO GB - GENERAL BUSINESS; AND PARCEL #70-0366.005, ALSO KNOWN AS 130 SOUTH NORTON STREET, FROM CLINTON TOWNSHIP GB - GENERAL BUSINESS, TO GB - GENERAL BUSINESS; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Mount Vernon has received an application for rezoning certain property within the City of Mount Vernon, specifically Parcel #70-00366.002 and #70-0366.003, both also known as 1104 West Gambier Street; Parcel #70-00366.004, also known as 120 South Norton Street; and Parcel #70-00366.005, also known as 130 South Norton Street; and

WHEREAS, the Municipal Planning Commission for the City of Mount Vernon met on May 11, 2023 and voted unanimously to approve the zoning change for Parcel #70-00366.002 from Clinton Township LB - Local Business, to GB - General Business; for Parcel #70-0366.003 from Clinton Township LB - Local Business, to GB - General Business, for Parcel #70-00366.004 from Clinton Township RRA - Rural Residential and Agricultural, to GB - General Business; and for Parcel #70-00366.005 from Clinton Township GB - General Business, to GB - General Business.

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 Parcel #70-00366.002 and #70-0366.003, both also known as 1104 West Gambier Street; Parcel #70-00366.004, also known as 120 South North Street; and Parcel #70-00366.005, also known as 130 South Norton Street. The zoning will be as indicated:

PARCEL NO.	PROPOSED ZONING
#70-00366.002	GB - General Business
#70-00366.003	GB - General Business
#70-00366.004	GB - General Business
#70-00366.005	GB - General Business

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 to allow for the development of business within the City, 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.

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Utilities
Woods, Keener
Category: Utilities
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3829

ORDINANCE 2023-25

AN ORDINANCE TO AMEND SECTION 919.07 OF THE CODIFIED ORDINANCES OF THE CITY OF MOUNT VERNON REGARDING WATER CHARGES; AND DECLARING AN EMERGENCY.

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

SECTION 1. That section 919.07(I) of the Codified Ordinances be amended to read as follows (new text in **bold**, removed text is in ~~strikethrough~~):

(I) Waiver of Minimum Charges. An owner may request a waiver of the minimum charges upon written request to the Director. The request may be granted on unimproved lots and lots with vacant buildings where no consumption or availability for consumption exists.

(1) Any consumption within a billing period will establish the need to charge the account the minimum of the W.S.A.C. which is currently in effect.

(2) Where there has been no consumption, the meter removed and the owner or person in control of the property has requested a waiver, the W.S.A.C. will be waived. In effect access to the City water and wastewater service is discontinued and no charge will be levied against the account. **A one-time fee of seventy-five dollars ($75.00) will be charged which covers removing the meter and reinstalling the meter when water and wastewater service is resumed.**

(3) ~~In the event that access to the City utilities are requested and the existing tap is to be utilized, a one time fee of seventy- five dollars ($75.00) will be charged for reservicing the account.~~

~~(4)~~ In the event that access to the City utilities are requested and an increased service tap is required, the current tap fee for the requested service will be administered.

SECTION 2. 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 to allow appropriate charges for services provided by the City's water department, 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.

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3831

ORDINANCE 2023-26

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A PETITION TO ESTABLISH THE MOUNT VERNON NEW COMMUNITY AUTHORITY DISTRICT UNDER OHIO REVISED CODE CHAPTER 349; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon, Ohio (the "City"), as owner of certain real property located in the territory of the City and thereby a "developer" with respect to said property within the meaning of Ohio Revised Code Section 349.01(E), plans to establish a new community development program for the purposes of encouraging and supporting well-balanced and diversified land use patterns within the territory of the City, including facilities for the conduct of industrial, commercial, residential, cultural, educational, and recreational activities, all as described in Ohio Revised Code Chapter 349; and

WHEREAS, in support of such efforts, City staff and legal counsel have prepared a Petition for Establishment of the Mount Vernon New Community Authority under Chapter 349 of the Ohio Revised Code (the "Petition"), a copy of which Petition is on file with the City, and which Petition proposes the establishment of a new community district and new community authority as authorized by Ohio Revised Code Chapter 349; and

WHEREAS, the District, as described in the Petition, is located entirely within the municipal corporate boundaries of the City, a municipal corporation, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners for purposes of this Petition; and

WHEREAS, this Council has reviewed the Petition as prepared by City staff and legal counsel, and by this Ordinance desires to legislatively authorize the execution of the Petition by the Mayor and the Director of Law and the delivery of the same to this Council in its capacity as "organizational board of commissioners" as defined in Ohio Revised Code Section 349.01(F).

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

SECTION 1. Mayor to Represent Developer. This Council hereby authorizes the Mayor to serve as the representative of the City in its capacity as a "developer" for the purposes of filing the Petition with this Council.

SECTION 2. Execution and Delivery of Petition. This Council hereby authorizes and directs the Mayor and the Director of Law to execute and deliver the Petition to establish the Mount Vernon New Community Authority under Ohio Revised Code Chapter 349. Upon such execution and delivery, the Mayor and the Director of Law, or such other City staff as they may

determine, shall file the Petition with this Council, in its capacity as "organizational board of commissioners" as defined in Ohio Revised Code Section 349.01(F).

SECTION 3. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

SECTION 4. Emergency Clause. This Ordinance 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 create a New Community Authority to assess new subdivisions costs based on needed additional infrastructure created by the new subdivision, 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.

City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3834

ORDINANCE 2023-27

AN ORDINANCE AMENDING RESOLUTION NO. 2021-39 TO CHANGE THE CIRCUMSTANCES UNDER WHICH CERTAIN COMMUNITY REINVESTMENT AREA EXEMPTIONS ARE OFFERED IN THE CITY OF MOUNT VERNON; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Mount Vernon (the "City"), through Ordinance No. 2021-39, adopted October 25, 2021, as amended by Ordinance No. 2022-09, adopted February 14, 2022 (collectively, the "CRA Ordinance"), established the Mount Vernon Community Reinvestment Area (the "CRA") and provided for real property tax exemptions for certain residential development within the CRA; and

WHEREAS, the CRA Ordinance contains the terms for property tax exemptions for certain types of projects undertaken within the City; and

WHEREAS, the City desires to further amend the CRA Ordinance to update the circumstances pursuant to which property tax exemptions within the CRA are available;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT VERNON, STATE OF OHIO, THAT:

SECTION 1: Section 4 of the CRA Ordinance is hereby deleted in its entirety and replaced with the following:

> Section 4: That for residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods and percentages:
>
> Percentage determination: For developments described in (i) - (iii) below, the percentage of tax exemption for a given property is determined based on the low-moderate income levels (LMI score) in each census block as scored in **Exhibit B**. The higher the percentage of low-moderate income residents within a census block the higher the percentage between 50%-100%. These scores will be updated as new census data becomes available and instated on the next calendar year. The percentage of tax exemption for developments described in (iv) below shall be determined by this Council on a case-by-case basis.
>
> Exemption period (**Exhibit C**):

i. Ten (10) years, for the remodeling of every residential dwelling unit, either one (1) housing unit, or containing not more than two (2) housing units and upon which the cost of remodeling is at least $15,000, as described in ORC Section 3735.67, and with such exemption being 50% or 75% depending on block LMI score, for each of the ten (10) years.

ii. Twelve (12) years, for the remodeling of every residential dwelling unit containing more than three (3) housing units and upon which the cost of remodeling is at least $15,000, as described in ORC Section 3735.67, and such exemption being 50% or 75% depending on block LMI score for each of the twelve (12) years.

iii. Fifteen (15) years, for the construction of dwellings containing not more than one (1) housing unit, as described in ORC Section 3735.67, on existing lots with existing utility services present, with such exemption being 50% or 75% depending on block LMI score for each of the fifteen (15) years.

iv. Up to fifteen (15) years, for the construction of dwellings containing more than three (3) housing units, as described in ORC Section 3735.67, on existing lots with existing utility services present, with such exemption being up to 100%. The precise term and exemption percentage shall be determined on a case-by-case basis by this Council prior to commencement of construction.

v. The period of exemption for a dwelling described in item i or ii of this section may be extended by City Council for up to an additional ten (10) years if the dwelling is a structure of historical or architectural significance or is a certified historic structure that has been subject to federal tax treatment under 26 U.S.C. 47 and 170(h).

For the purposes of the above described Community Reinvestment Area, structures exclusively used for residential purposes shall be classified as residential structures.
If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

SECTION 2. Except as provided herein, the provisions of the CRA Ordinance remain in full force and effect as stated therein.

SECTION 3. That City Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

SECTION 4. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason to allow the City to process CRA exemptions as expeditiously as possible, 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

Meeting: 06/12/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
Category: Planning and Zoning
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3835

ORDINANCE 2023-28

AN ORDINANCE CONSENTING TO THE ANNEXATION OF 4.325 ACRES FROM CLINTON TOWNSHIP INTO THE CITY OF MOUNT VERNON; PROVIDING FOR CERTAIN CITY SERVICES TO THE ANNEXED PARCEL AND PROVIDING PROTECTIONS AGAINST INCOMPATIBLE USES UNDER EXISTING TOWNSHIP ZONING; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Section 709.023 provides the process for an Expedited Type 2 annexation where the annexed territory remains subject to the real estate taxation of the township; and

WHEREAS, on June 8, 2023, the owner of 4.325 acres located in Clinton Township filed a petition with the Knox County Board of Commissioners to annex the property into the City of Mount Vernon under the Expedited Type 2 process.

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

SECTION 1: That pursuant to Revised Code Section 709.023(D), the City of Mount Vernon consents to the annexation proposed in the owner's petition (attached as Exhibit A).

SECTION 2: That upon annexation into the City of Mount Vernon, the City shall provide the following services to the annexed parcel:

a) Police Protection
b) Fire Protection
c) Emergency Medical Services
d) Potable Water Service
e) Wastewater Service
f) Stormwater Service

SECTION 3: That City Council finds that the annexation parcel is currently subject to Clinton Township Zoning, pursuant to Chapter 519 of the Revised Code. If the territory is annexed and becomes subject to zoning by the City of Mount Vernon, and City zoning permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under current township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. “Buffer” includes open space, landscaping, fences, walls, and other structured elements; streets and street right-of-ways; and bicycle and pedestrian paths and sidewalks.

SECTION 4: 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 Revised Code Section 709.023(C) requires the City to act within 20 days of the filing of the annexation petition to state what municipal services it will provide to a parcel annexed through this process, 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.

CRITCHFIELD
Attorneys at Law

June 8, 2023

Via Hand-Delivery
Todd Hill
Clerk of City of Mount Vernon
40 Public Square, Suite 206
Mount Vernon, Ohio 43050

RE: Knox County Historical Society of Mount Vernon
Petition for Annexation – City of Mount Vernon
Parcels: 12-50046.000 and 12-50054.000
Clinton Township, Knox County, Ohio

To the City of Mount Vernon:

You are being provided notice that the Knox County Historical Society of Mount Vernon has filed a petition for annexation of Knox County parcel numbers 12-50046.000 and 12-50054.000 to be annexed into the City of Mount Vernon with the Knox County Commissioners June 8, 2023 at 11:00 a.m.

Enclosed with this letter you will find a copy of the petition, along with all attachments and documents accompanying the petition as filed.

Very truly yours,

CRITCHFIELD, CRITCHFIELD & JOHNSTON, LTD.

Zachary H. DiMarco
Attorney-at-Law

Enclosure

Zachary H. DiMarco
dimarco@ccj.com

10 S. Gay Street
Mount Vernon, OH 43050

P: 740.397.4040
F: 740.397.6775

Attachment: Ex A - Annex 4.325 Acres from Clinton Twp (2023-28 : Consenting to Annexation of 4.325 Acres from Clinton Twp)

PETITION FOR ANNEXATION – EXPEDITED TYPE 2

Knox County Historical Society of Mount Vernon, being the owner of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Mount Vernon, Knox County, Ohio, being filed under **Sections 709.021(A) & 709.023(A)** of the Revised Code of Ohio.

Petitioner has attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as **Exhibit "A."**

The petition meets all requirements set forth in section 709.021 of the Ohio Revised Code. The petitioners are the owners of the territory proposed for annexation and constitute all owners of the territory. The described territory is contiguous with the City of Mount Vernon, Ohio and does not exceed 500 acres. The described territory shares a contiguous boundary with the City of Mount Vernon for a continuous length of greater than 5% of the perimeter. The annexation of the described territory will not create an unincorporated area completely surrounded by territory to annex.

Petitioner has attached hereto and made a part of this petition, an accurate map or plat of the territory sought to be annexed, marked **Exhibit "B."**

Zachary H. DiMarco, attorney with Critchfield, Critchfield & Johnston, Ltd. is hereby appointed agent for the undersigned Petitioner as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise,

Attachment: Ex A - Annex 4.325 Acres from Clinton Twp (2023-28 : Consenting to Annexation of 4.325 Acres from Clinton Twp)

increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners.

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Date: JUNE 6, 2023

Mark Ramser

Mark Ramser, President

ACCEPTANCE BY AGENT:

Signature of Agent

Zachary H. DiMarco, Attorney at Law
Critchfield, Critchfield & Johnston, Ltd.
10 S. Gay Street
P.O. Box 469
Mount Vernon, Ohio 43050
Phone: 740-397-4040, Fax: 740-397-6775
dimarco@ccj.com

Attachment: Ex A - Annex 4.325 Acres from Clinton Twp (2023-28 : Consenting to Annexation of 4.325 Acres from Clinton Twp)

Exhibit A

Parcel 1:

Situated in the County of Knox, State of Ohio, and the City of Mount Vernon and bounded and described as follows:

The parcel herein described is known as being a part of the same lands conveyed to Buckeye Steel & Plumbing Supply, Inc. as described in Deed Volume 324 on Page 311 and is better known as being a part of Lot 14 in the second quarter of Clinton Township, Township 6 North in Range 13 West in the U.S. Military Lands of Knox County, Ohio.

It should be noted that the bearings used in this description are based on the center of State Routes 3 and 36 (Harcourt Road) as being South 4 deg. 57' 00" West.

Beginning at the Southeast corner of Leopold Dulene's Subdivision in the center of State Routes 3 & 36 (Harcourt Road); thence with the center of said road, South 4 degrees 57' 00" West, 160.38 feet to a point and the true point of beginning; thence continuing along the center of the said road, South 4 degrees 57' 00" West, 139.17 feet to the northeast corner of the Federal Land Bank Association's parcel; thence leaving the center of the said road and following the north line of the Federal Land Bank Association's parcel, North 85 degrees 30' 00" West, passing a found iron pipe at 55.00 feet, 313.22 feet to a found iron pipe; thence North 4 degrees 57' 00" East, 139.17 feet to a set iron pipe; thence South 85 degrees 30' 00" East, passing a set iron pipe at 258.22 feet, 313.22 feet to the center of State Routes 3 and 36 and the true point of beginning. Containing 1.000 acre and being subject to all legal roads, easements and restrictions of record.

I hereby certify that the above description is the true and correct results, to the best of my knowledge, of a survey made by me on May 1, 1982 at the request of Thomas Butts. Paul J. Boeshart, Professional Land Surveyor, Registration No. S-6512.

Parcel Number: 12-50046.000
Prior Instrument Reference: Deed Volume 386, Page 221

Parcel 2:

Situated in the County of Knox, in the State of Ohio, and in the Township of Clinton and bounded and described as follows:

Situate in Lot Number Fourteen (14), Quarter 2 of said Clinton Township and commencing at the intersection of the center of line of State Route No. 3 and the south line of said Lot No. 14, said point being 4 feet West of the Southeast corner of said Lot No. 14, running thence North 4 deg. 30' East along the center line of State Route 3 a distance of 844.5 feet to the northeast corner of the tract conveyed to the Farmers Production Credit Association of Ashland and a deed found in Volume 279 at Page 382 of the Knox County Deed Records, which point is also the beginning point of the tract herein described; running thence North 85 deg. 30' West a distance of 457.55 feet to a point; thence north 4 deg. 57' East a distance of 559.55 feet to a pipe, which pipe is the

southeast corner of the Leopold Delune's subdivision as found in Plat Book 2 at Page 177; thence South 84 deg. 00' East a distance of 457.55 feet to a point in the center line of State Route No. 3; thence South 4 deg. 57' West a distance of 547.55 feet to the point of beginning estimated to contain 5.82 acres, more or less. The premises described have been surveyed by Floyd W. Barnes, Registered Surveyor, on the 3rd day of November, 1973.

Subject to easements and restrictions of record.

SAVE AND EXCEPT:

The following real estate, situate in Lot 14, Quarter 2, Township 6, Range 13, Clinton Township, Knox County, Ohio and being described as follows:

Beginning at the southeast corner of Leopold Delune's subdivision, Plat Book 2, Page 177, in the center of Harcourt Road, the south line of said subdivision bears North 84 deg. 00' West running thence South 4 deg. 57' West, along the center of Harcourt Road, a distance of 299.55 feet to the northeast corner and beginning point of the parcel herein described; running thence and continuing South 4 deg. 57' West, along the center line of Harcourt Road, a distance of 208.00 feet, thence North 85 deg. 30' West, along the north line of a 40 foot right of way, passing through an iron pipe at 55 feet, a total distance of 313.00 feet to an iron pipe; thence North 4 deg. 57' East a distance of 208.00 feet to an iron pipe; found South 85 deg. 30' East, passing through an iron pipe at 258 feet, a total distance of 313.00 feet to the point of beginning containing 1.495 acres, more or less, as surveyed August 27, 1976 by Floyd W. Barnes, Surveyor #3917, Ohio but being subject to all easements and restrictions of record.

Being part of 5.82 acres described in Deed Volume 324, Page 311.

SAVE AND EXCEPT:

Beginning at the Southeast corner of Leopold Delune's Subdivision in the center of State Route 3 and 36 (Harcourt Road); thence with the center of the said road South 4 deg. 57' 00" West, 160.38 feet to a point and the true point of beginning; thence continuing along the center of the said road, South 4 deg. 57' 00" West, 139.17 feet to the northeast corner of the Federal Land Bank Assn.'s parcel thence leaving the center of the said road and following the north line of the Federal Land Bank Assn's parcel, North 85 deg. 30' 00" West, passing a found iron pipe at 55.00 feet, 313.22 feet to a found iron pipe; thence North 4 deg. 57' 00" East, 139.17 feet to a set iron pipe; thence South 85 deg. 30' 00" East, passing a set iron pipe at 258.22 feet, 313.22 feet to the center of State Routes 3 and 36 and the true point of beginning. Containing 1.00 acre and being subject to all legal roads, easements and restrictions of record.

I hereby certify that the above description is the true and correct results to the best of my knowledge of survey made by me on May 1, 1982 at the request of Thomas Butts. Paul J. Boeshart, Professional Land Survey, Registration No. S-6512.

Leaving after said exceptions, approximately 3.325 acres, more or less.

Parcel Number: 12-50054.000
Prior Instrument Reference: Deed Volume 401, Page 141

EXHIBIT B

[INSERT PLAT]

Attachment: Ex A - Annex 4.325 Acres from Clinton Twp (2023-28 : Consenting to Annexation of 4.325 Acres from Clinton Twp)

ANNEXATION PLAT OF 4.325 ACRES FROM CLINTON TOWNSHIP TO THE CITY OF MOUNT VERNON

Lot 14, Quarter 2, Township 6 North, Range 13 West, Clinton Township, U.S.M.L., Knox County, Ohio

DAVID R. MILLS, PS
SURVEYOR #7157

AMY BERNICKEN, PS
SURVEYOR #8571

TRACY & MILLS, SURVEYORS

10 East Vine Street - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324 Fax: 740-397-5910
tracyandmills@aol.com

FLOYD W. BARNES, PS
1921-2018

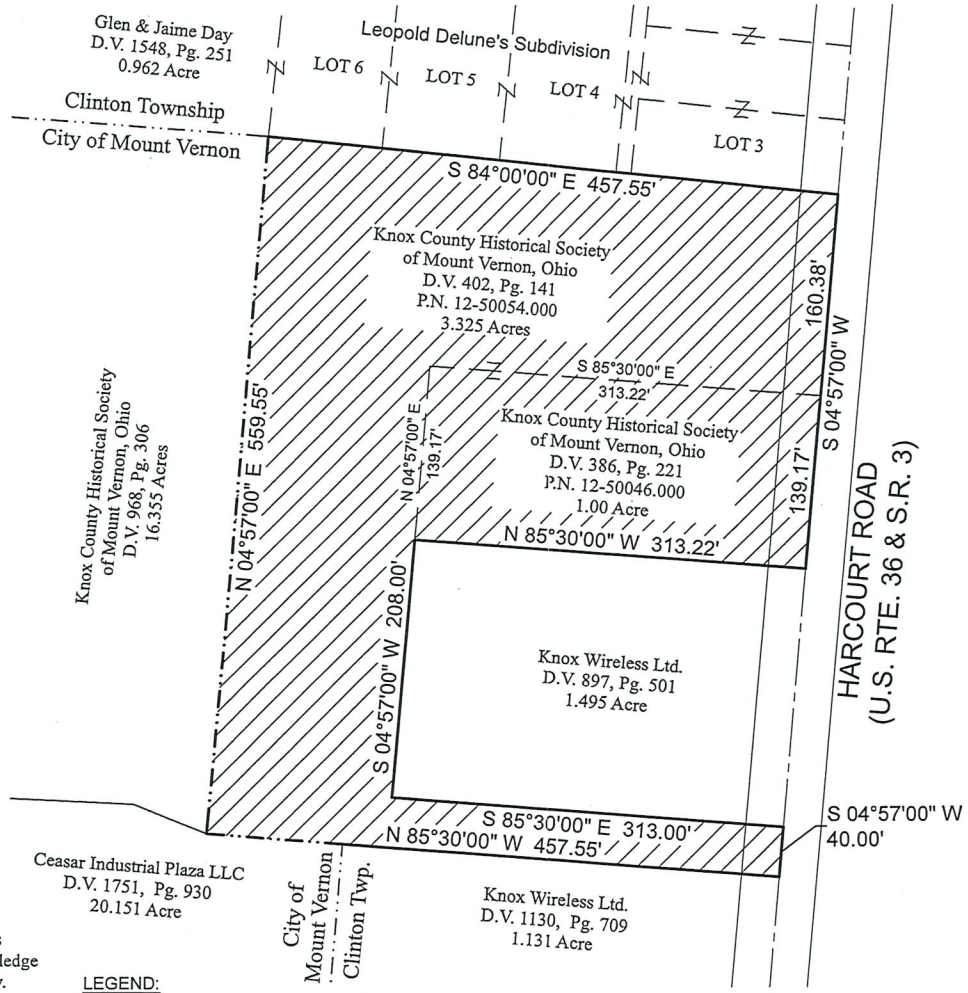
THOMAS M. TRACY, PS
1941-2002

Vicinity Map
(Not to Scale)

North based on the centerline of Harcourt Road per Survey Volume E, Page 110.

0' 50' 100' 200'

Date: May 1, 2023
Scale: 1" = 100'



STATE OF OHIO
AMY BERNICKEN
S-8571
REGISTERED
PROFESSIONAL SURVEYOR

CERTIFICATION:
This Annexation Plat was prepared by Amy Bernicken, Ohio Professional Surveyor Number 8571, from deeds of record as shown hereon, and is true and correct to the best of my knowledge and belief. This plat does not represent an actual field survey.

Amy Bernicken, Surveyor No. 8571

LEGEND:
- Existing Corporation Line
- New Corporation Line
- New Annexation Area

This exhibit is intended for annexation purposes only. It was prepared from deeds of record, without fieldwork, and does not represent an actual boundary survey.

Proposed Annexation of 4.325 Acres to the City of Mount Vernon

The within map marked "Exhibit B" and made a part of the petition of annexation filed with the Board of Commissioners of Knox County, Ohio, on June 8, 2023, under Chapter 709 of the Ohio Revised Code, is submitted as an accurate map of the territory in said petition described under the requirements of said Chapter 709 of the Ohio Revised Code.

Agent for Petitioners

The Board of County Commissioners of Knox County, Ohio, having received a petition bearing the signed names and addresses of the parties interested in the annexation to the City of Mount Vernon, Ohio, of the territory shown hereon and having given due consideration to the prayer of said petition, do hereby grant the same.

Board of Knox County Commissioners

Petition Received: _____, 20__

Commissioner

Commissioner

Petition Approved: _____, 20__

Commissioner

Council for the City of Mount Vernon, Ohio, by ordinance _____ passed _____, 20 ___, and approved by the mayor on _____, 20 ___, did accept the territory shown hereon for annexation to the City of Mount Vernon, Ohio, a municipal corporation.

Mayor, City of Mount Vernon

Transferred this ___ day of _____, 20 ___, upon the duplicates of this office.

Containing _____ acres. Transfer Fee _____

Knox County Auditor

Received for Record _____, 20 ___, at _____ (AM-PM) and recorded _____, 20 ___, in Plat Book Volume ____, Page ____.

Plat Fee _____ Ordinance, etc. Fee _____

Knox County Recorder