



Municipal Planning Commission

April 13, 2023

Regular Meeting

Minutes

4:00 PM

VIDEO BROADCASTING/RECORDING

The meeting videos are now being broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Austin Swallow	Member	Present
Richard Dzik	Member	Present
Eric Diehl	Alt. Member	Excused
Todd Hawkins	Member	Present
Julia Warga	Member	Excused

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Sam Filkins; Nicole Williams; Dan Wiegand; Doug McLarnan

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Jan 12, 2023 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Member
SECONDER:	Richard Dzik, Member
AYES:	Starr, Swallow, Dzik, Hawkins
EXCUSED:	Diehl, Warga

MPC ITEMS

- 2023-MPC-07 : 301 & 303 N Norton ST Parcels #66-05329.000 & 66-02335.000 - Zoning Amendment

Blankenhorn introduced the case.

Filkins (sworn in) explained the requested zoning change from R-1 to Planned Commercial Development District (PCDD). PCDD is the zoning designation for the former Siemens/Cooper site right across Burgess ST. The submitted materials included information about impacts to traffic and the neighborhood. Filkins explained this request is one step of a couple to get the proposed project up and running. He believes it will

set the bar of where they are hoping to go because the zoning change is just one piece of it. The plan is to work with the Area Agency on Aging to build 2 4-unit affordable senior housing facilities on the 2 subject parcels. This is a great need in our community. Population and growth estimates show the fastest growing population over the next few years in Mount Vernon is folks that are 65 and older. The need for senior housing will only get greater. The need for affordable senior housing for folks on fixed incomes is also great. They hope this will become a pilot program. The structures will look like residential housing with single floor age-in-place housing that will have wide enough doorways for wheelchairs when needed. Some people are paying over percent of their income for housing, which is not affordable. Projects like this will help fill that gap.

Starr asked what percentage of income should be spent on housing, to which Filkins said 30-35%.

Filkins provided the results of a survey that was conducted by the local Station Break. The survey said 74% of respondents don't believe there is enough senior housing in the community. 88% would like to see more options. Filkins said the proposed development will serve as a bridge property between the industrial site at Heartland Commerce Park and the residential to the north. The lower density multi-family development will bridge the transition and create neighborhood stability in the area. The property will be maintained by the Area Agency on Aging. The seniors living there will receive wrap around services.

Hawkins asked about the idea of this being a pilot project and whether more of these facilities are planned around the Heartland Commerce Park or community wide. Filkins said this type of housing is needed in all communities in the county. Mount Vernon seemed like a great place to start. They hope to create more neighborhood based housing so that people don't have to move out of their community. One important take away from the Station Break survey was that the respondents want to live where they grew up and around family and friends. The Land Bank hopes to spread the facilities around the county. The intent is not to create a perimeter of this type of housing around HCP.

Swallow asked if these are the only 2 units, or are there other properties in the area that they plan to expand into. Filkins said the land bank does not currently own any other properties in the area with similar plans.

Williams (sworn in) said the Area Agency on Aging received \$200,000 to start the project through the County Commissioners. That was the first step to gather funding. They have a similar development with 12 units close to completion in Mansfield, Ohio. That property was received from the Land Bank and they had many sources of funding. Seniors want to age in place, but they find themselves contending with stairs and other in-home obstacles. By giving them the ability to move somewhere that is more compatible it opens up their home for someone else. Providing senior housing also helps other generations. Supportive services include a Certified Community Health Worker that visits once per week to help with all social determinants. They measure results with CHAP HUB. Dan Wiegand from Appleseed Building Company was engaged early on to assist in understanding the usability of the land and other due diligence functions. There is a house on one of the subject properties that needs to be razed. The construction will be bid out. Utilities will be included in the rental fee.

Hawkins asked if it will be government subsidized. Williams explained OFHA has some gap funding available for certain census tracts. That would allow them to get a lower percentage mortgage, which could be forgiven after a certain number of years. They are not looking for a tax credit at this time.

Hawkins asked about ongoing funding. Williams said they obtaining funding from a number of resources including their Foundation, and a mortgage. They will solicit other funds. The County Commissioners essentially provided seed money to show they have support. Their goal is to have a braided type of funding.

Ball said this would qualify for the City's CRA. Filkins said they don't pay property tax. Ball asked if the residents would pay rent, to which Williams said they will. Hawkins asked if the rent generally covers the mortgage, is that the goal. Williams said they will do a proforma that will cover the mortgage, maintenance, and on-going services, such as the Service Coordinator. The goal is for the additional funds to allow them to continue to build. It is not a money maker.

Hawkins asked if the rent will be below market value and if there is an application process. Williams said yes. They will partner with someone. Richland County partners with Metro to help understand the application process and ensure they learn all of the rules and regulations. Williams said their wrap around services can

help with one time purchases such as a mattress, refrigerator, or recliner, items that hit your budget that you weren't expecting. In Knox County they have the Utility Assistance Plus Grant for all ages.

McLarnan (sworn in) spoke in support of the AAA5, describing them as one of the top non-profit agencies in Ohio. AAA5 for seniors is like having another family. This agency fills in around with all of the services that they can provide. They are very experienced and professional. McLarnan thinks this plan will be an improvement for the neighborhood. He hopes this type of housing can be expanded into other neighborhoods. He hopes with zoning change will be approved.

Blankenhorn explained if this zoning amendment gets approved the development plan will have to be presented as a Comprehensive Development Plan for MPC and Council review and approval.

There were no communications submitted to the Development Services Manager.

Ball said this site has access to all City Utilities in ample amounts.

There were no legal concerns.

Swallow made a motion to recommend approval of the zoning change on parcels #66- 05329.000 and 66-02335.000 from R-1 to PCDD to City Council.

Blankenhorn said the zoning change was discussed at length on multiple occasions, tossing around different ideas of what zoning would best fit the planned development and to avoid spot zoning. PCDD seemed to be the best option.

RESULT:	RECOMMEND [UNANIMOUS]
MOVER:	Austin Swallow, Member
SECONDER:	Richard Dzik, Member
AYES:	Starr, Swallow, Dzik, Hawkins
EXCUSED:	Diehl, Warga

ADJOURN

- Adjourn Motion

Hawkins made a motion to adjourn the meeting, Swallow seconded and the meeting was adjourned at 4:25 PM



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 04/13/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3786)

DOC ID: 3786

2023-MPC-07 : 301 & 303 N NORTON ST PARCELS #66-05329.000 & 66-02335.000 - ZONING AMENDMENT

Per Codified Ordinance Chapter 1156 Amendments an application for a zoning amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: The Knox County Land Revitalization Corporation requests the zoning district classification of 301 and 303 North Norton ST, parcels #66-05329.000 and 66-02335.000 be amended from R-1 Single Family District to PCDD Planned Commercial Development District.

COMMENTS - Current Meeting:

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AYES:	Matthew T. Starr, Austin Swallow, Richard Dzik, Todd Hawkins
EXCUSED:	Eric Diehl, Julia Warga



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone <i>Knox County Land Revitalization Corporation</i> <i>P.O. Box 29, Mt. Vernon, Ohio 43050</i>			
Agent's Name, Address and Phone <i>Sam Filkins</i> <i>P.O. Box 29, Mt. Vernon, Ohio 43050</i>			
<i>Site Information</i>			
Site Address <i>301 & 303 North Norton Street</i>		Legal Description <i>Norton Island 359 & 360</i>	
Parcel Number <i>66-05329.000</i> <i>66-02335.000</i>		Deed Volume and Page Number <i>1871/765 & 1891/596</i>	
<i>Use of Property</i>			
Present Use <i>vacant land & single family home</i>		Present Zoning District <i>R-1 Abutting M-1</i>	
Proposed Use <i>multi-family senior housing</i>		Proposed Zoning District <i>PC DD</i>	
<i>Documents to be Submitted</i>			
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: <i>March 27, 2023</i> By:  <i>Sam Filkins</i>			
<i>Filing Information</i>			
Filing Date	Fee deposit <i>\$150.00</i>	Date Paid	Receipt Number

This form revised 3-9-2006

Attachment: AAA5 Land Bank Project (3786 : 2023-Mpc-07)

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.

PASSED: _____, 20____.

Bruce E. Hawkins, President of Council

ATTEST:

Todd Hill, Clerk of Council

APPROVED: _____, 20____

Matthew T. Starr, Mayor

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

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

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

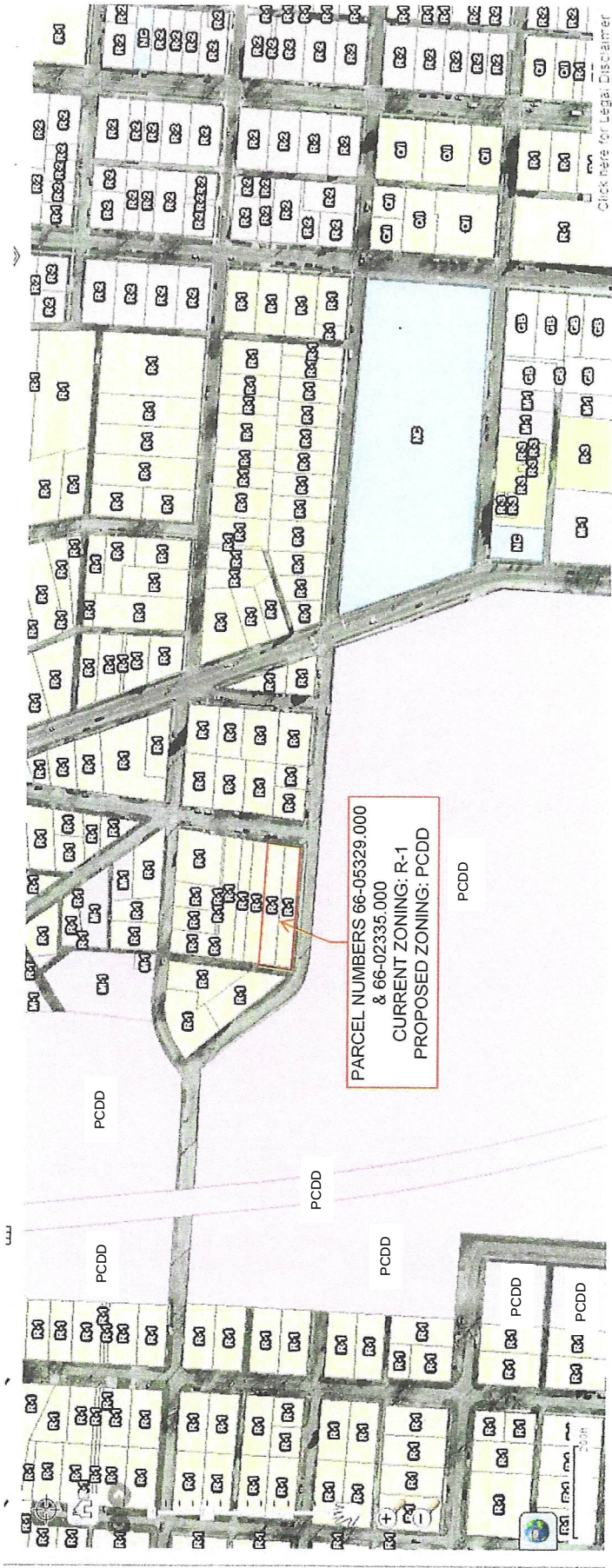
This zoning change is also supported through the Mount Vernon Strategic Plan (Phase 1, 2021) guiding principles.

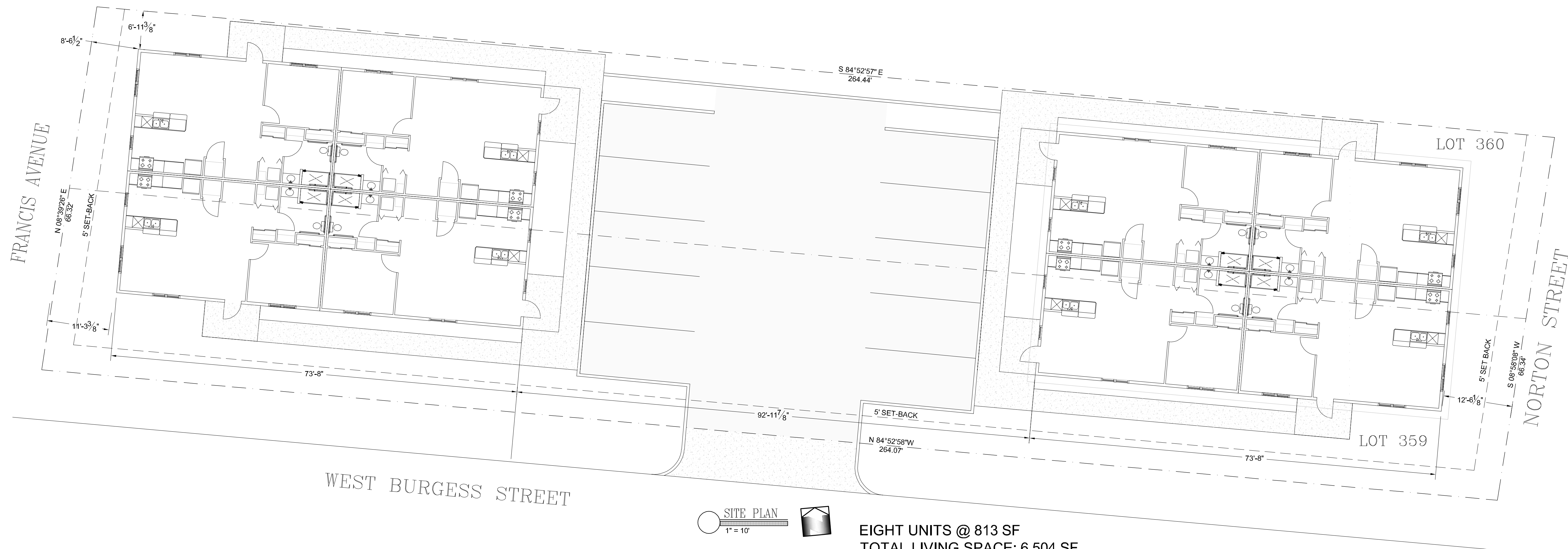
Principle #1: *Foster a collaborative environment that is supportive of business and economic growth through fair, efficient, and transparent regulatory processes.*

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.*

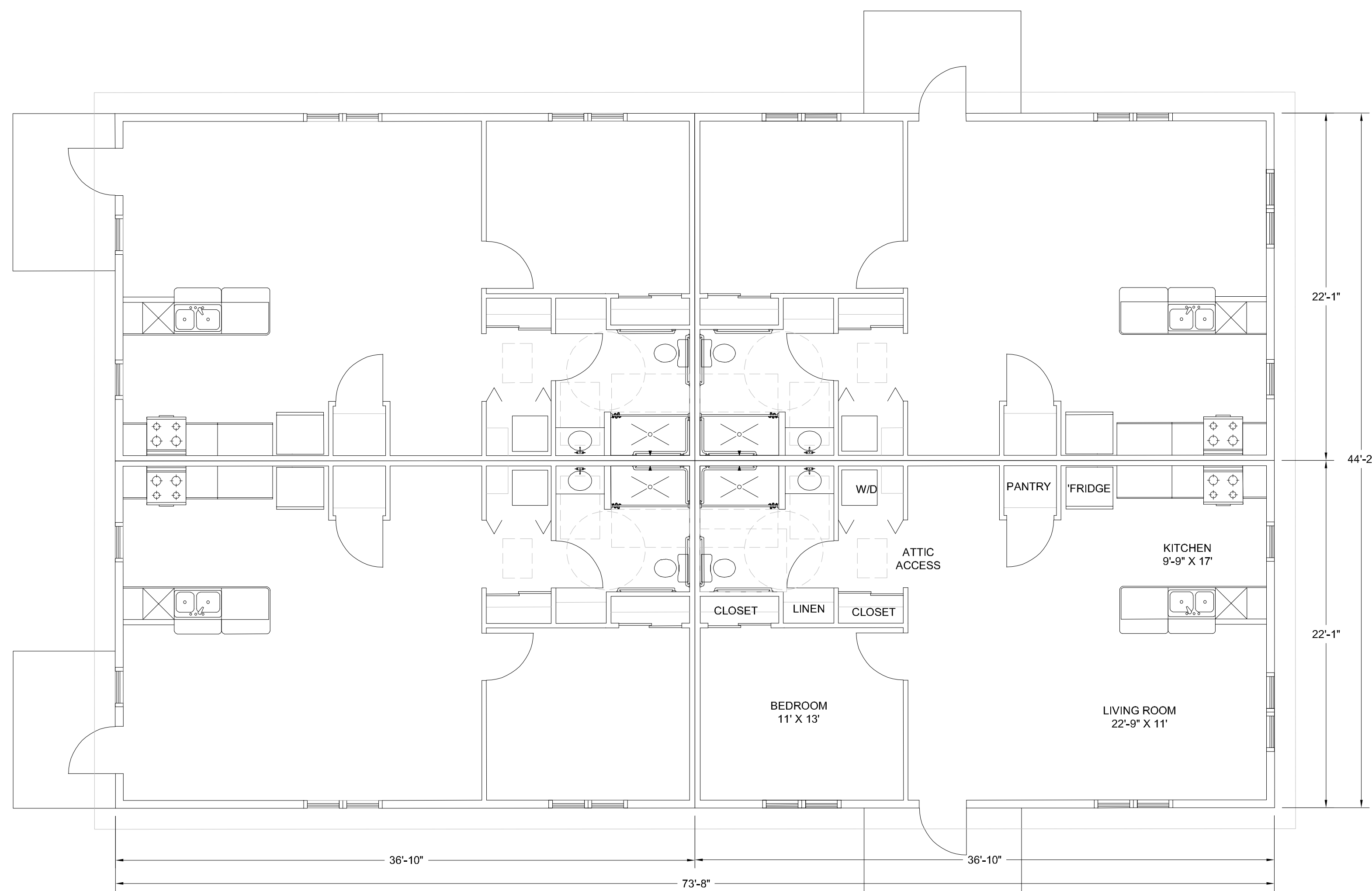
This project speaks directly to this project and the processes we are currently undertaking to make it a reality. Our hope is that the City will use this principle when evaluating the project for zoning, conditional use, and final development plans.





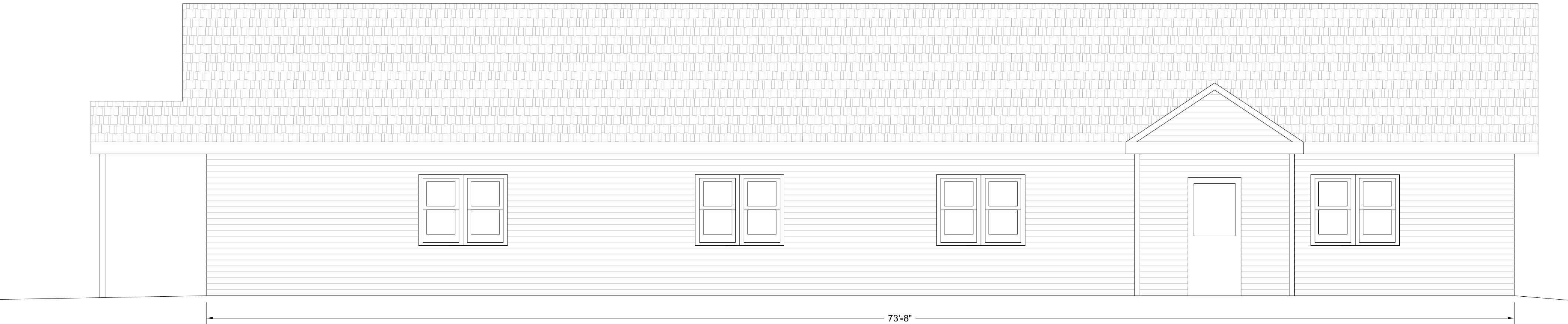
SITE PLAN
1" = 10'

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

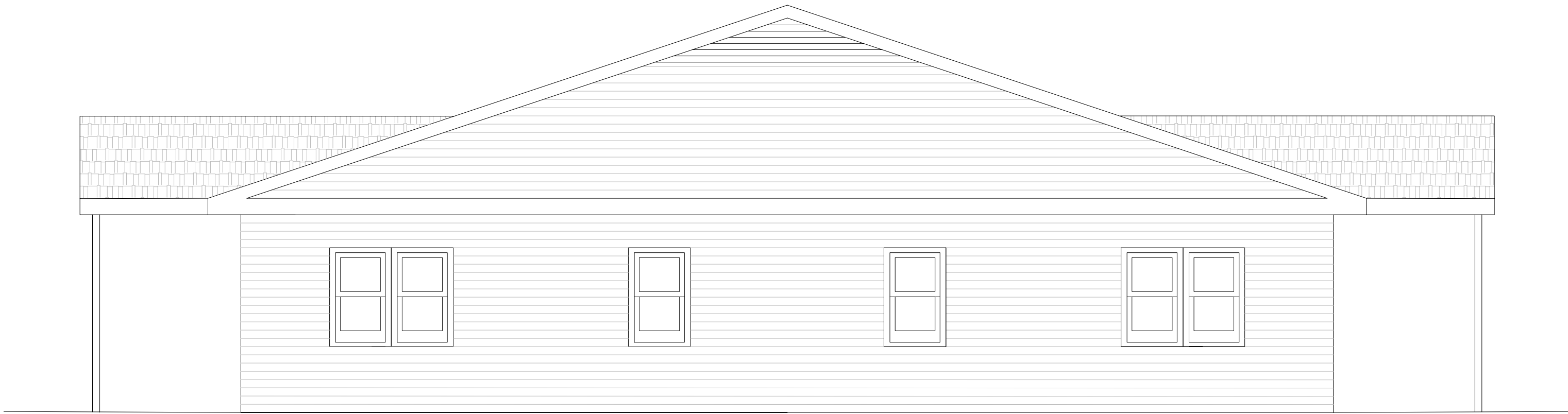


EAST BUILDING FLOOR PLAN
1/4" = 1'
WEST BUILDING MIRROR IMAGE

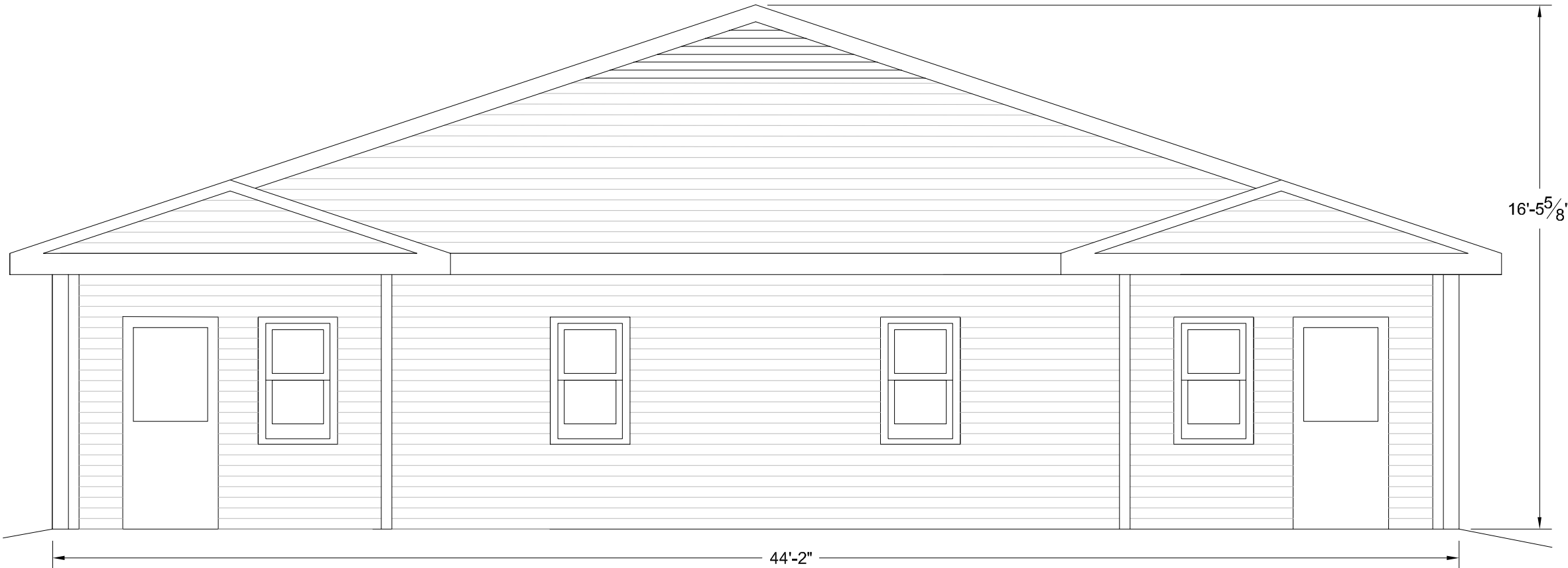
APPLESEED BUILDING COMPANY			
362 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-756-4410			
AAA 5			
SENIOR HOUSING – PRELIMINARY			
DATE	REVISIONS	SCALE	DR. BY
09-06-22	03-28-23	AS NOTED	DRW
SEAL	APP. BY	1/2	



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



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



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

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AAA 5				
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DATE	REVISIONS	SCALE	DR. BY	DRW
09-06-22	03-28-23	AS NOTED	APP. BY	2/2
SEAL				