



Municipal Planning Commission

June 9, 2022

Regular Meeting

Minutes

4:00 PM

CALL TO ORDER

Attendee Name	Title	Status	Arrived
Matthew T. Starr	Chairman	Excused	
Austin Swallow	Member	Present	
Robert Drews	Member	Present	4:10 PM
Richard Dzik	Member	Present	
Eric Diehl	Alt. Member	Excused	
Todd Hawkins	Alt. Member	Excused	
Julia Warga	Member	Present	

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Gordon Yance; Benjamin Neiderhouser; Kate Burley; Keith Burley; David Messerly; Jordan Mickley; Eileen Brenner; Michele Engelbach; Susan Silverwood; Shawn Boysko; Kim Rose; Mel Severns; Amber Keener

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - May 12, 2022 4:00 PM

RESULT:	ACCEPTED [3 TO 0]
MOVER:	Julia Warga, Member
SECONDER:	Austin Swallow, Member
AYES:	Swallow, Dzik, Warga
EXCUSED:	Starr, Diehl, Hawkins
AWAY:	Drews

MPC ITEMS

- 2022-MPC-19 : 1451 Gambier RD Parcel #66-09656.000 - Development Plan

Blankenhorn introduced the case 2022-MPC-19 1451 Gambier Road Parcel number 66-09656.000 Development Plan.

Dzik explained today's hearing is for a recommendation to City Council to approve or not a development plan. There is a building that exceeds the height limit of 35 feet in a PND District. The MPC has the option to waive that requirement.

Rose (sworn in) explained the zoning for the subject property was changed a number of years ago to PND. A number of projects have been completed on the property. There will likely not be any more room for projects after this proposed project is completed. A huge amount of time has been spent in the development of this

project. Park National Bank is assisting financially with this project, as well as USDA. Joining Rose today is Michele Engelbach, CEO of the Ohio Eastern Star Home and Shawn Boysko, the lead project engineer.

Engelbach (sworn in) (Drews arrived at 4:10 just as Engelbach completed her swearing in and was ready to start.) explained some of the history of the Ohio Eastern Star Home and their model for care, a CCRC - Continuing Care Retirement Community, and their financial sustainability. The proposed Independent Living community will contribute to their financial sustainability and create an opportunity for seniors to live in their CCRC. They are proposing 96 independent living units which could free up housing in the larger Mount Vernon community and help alleviate the housing shortage. There is a bank barn style structure that is ground level on 1 side and 2-stories on the other side. It is apartment style living. All of the proposed housing will be rentals on a month-to-month basis. The other cottages are condominium type housing with 3 or 4 dwelling units per building. Some will have attached garages. They range from 800 square feet to 1,200 square feet approximately. There will also be a restaurant style dining room providing evening meals. During the day there will be a bistro type setting. There will also be patios and walking paths. There is potential to do a pond with ducks and fishing.

Dzik added after a review of the plan, there is a conflict with the number of parking spaces being provided versus what the current code requires. The MPC does not have the authority to waive that, so it will likely require a variance from the BZA.

Blankenhorn explained the Code requires 2 parking spaces per dwelling unit. Garages do contribute to the total count provided.

Dzik reiterated the Commission has the ability to waive the height requirement of 35 feet. The proposed apartment style living structure is 39 feet. Recently the BZA did approve a height variance for Rockford Homes up to 44 feet.

Warga asked about the white lines on the proposal. Engelbach explained those are sidewalks and walking paths. Adding they will eventually not be so straight, but curvier to make a more interesting walk.

Drews asked about the timing for the project and any phases. Engelbach said they hope for groundbreaking in early fall of 2022. The entire project is about a 3-year built out. Phasing will consist of the boomerang/apartment style living building and the dining room first. Included with that will be a connector from that portion of the build to the existing Moreland-Hughes building. It will be enclosed, similar to the existing structures. Once partial occupancy is available in the boomerang building, construction will start on the cottages.

Drews asks if there is any status difference between the boomerang building and the cottages. Engelbach said they are all independent living units. The boomerang building consists of 2-bedroom apartments. It is really just a matter of preference between the apartment style living versus cottages with direct to the exterior entrances.

Drews asked about Medicare/Medicaid subsidies. Engelbach said Medicare/Medicaid has no subsidies for independent living. This housing will all be private pay. Funding is in place for the entire project.

Drews said parking for the boomerang building may get some scrutiny.

Boysko (sworn in) addressed the parking topic. 135 spaces will be added as part of this project. That does not take into account all of the existing parking. There is a significant amount of existing parking that is not included in that count. The parking ratio is about 1.5 per unit. That is what market conditions show are appropriate for this type of independent living facility.

Drews explained that most of the existing parking is allotted for the existing event center.

Boysko said the proposed boomerang building is 39 feet high. He said some communities use an average height of the gable.

Rose said PND zoning allows flexibility with the parking issues. He doesn't think you look strictly at the number of residents, etc. That is the joy of doing a PND. A lot of the residents will end up not having a vehicle as they transition through.

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Ke. Burley (sworn in) said he is not an opponent. He is in favor of it and has some questions. He asked for additional maps showing the north side of New Gambier Road to better see the alignment of individual

properties and how the proposal interfaces. The drawings were displayed on the screen for viewing.

Drews asked if there were trees planted along the north property line of the OESH property along New Gambier Road. Ke. Burley said yes there were. He said the proposal encroaches somewhat into those trees.

Ke. Burley commented on the 35 feet requirement. When the property was rezoned, as part of the process, he said he was assured by those involved that the height restriction would limit development to single story buildings. It is disappointing that it has been proposed to exceed that and we end up with a multi-story building. He believed the intent when the PND was put in place was for a single-story building.

Swallow asked if Ke. Burley knew when the zoning was switched to PND. He guessed easily 15 years ago. He has been at his home 28 years. Rose thought it was after 9-11, somewhere in the last 20 years. Ke. Burley is not excited about a 39 feet high building. His next question was about the setback of the northern most cottages to the New Gambier Road right of way.

Broeren interjected the PND zoning was enacted in 1999.

Dzik asked the OESH team to address the setback question. Boysko said the closest cottage is proposed at about a 30 feet setback. (The drawing shows 28.03' for the closest cottage.)

Swallow asked if it will impede on the trees. Will trees need to be removed? Boysko said 2 of the closer structures will be impacted by the tree line. The trees will be adjusted. That is the pine trees. There is an existing gas easement that they cannot encroach on. They are about 10' from the right of way before the grades are modified.

Ke. Burley is concerned with the setback along New Gambier Road. He asked if there will be an increase in elevation for the cottages on the north end. A steep slope could create a stormwater management issue. Does all of the stormwater generated with this development stay on site and go through the stormwater system? He said the ditch along New Gambier Road is not sufficient to handle a lot of volume without jeopardizing the road base. As the stormwater plan is developed, he is interested in being sure the stormwater is contained within the property.

Dzik asked if the OESH team could speak to the topography as well as the stormwater. Boysko said the stormwater plan is still in development. Generally, everything within the site will be detained within the stormwater system. There are two existing dry ponds. One at the south, currently a dry pond, will be modified into a wet pond. That also drains to the furthest northwest corner. That dry pond will be maintained.

Dzik asked if OESH will maintain those features. Engelbach answered yes off mic.

Boysko said in terms of the grades, yes there is a pretty significant grade change. There is easily a 30' grade change from the existing inner ring road down to New Gambier Road. There is another topography change along the northern property line from east to west. They intend to make this a walkable community and make all of the connections handicap accessible. To do that, there are minimum and maximum slopes that they have to maintain. The site will need to be raised up to grade it properly and for the stormwater system to work appropriately. The grades will be raised for the cottages on the outer ring road to minimize the slopes and make it a walkable community.

Ke. Burley said the increased grade will make the northern edge of the cottages along New Gambier Road more imposing. How will that impact the height feel compared to the homes on the North side of New Gambier Road. That is a concern of his.

Silverwood (sworn in) is not opposed, but rather disappointed in the size of the proposed development. She is concerned about the height. They experience light pollution from the existing conference center lights. When the leaves are off the trees during the winter the light goes into their home. She thinks the lighting will be an issue for the homes on New Gambier Road. She wants to be proactive to see if anything can be negotiated to lessen the impact on neighboring properties, such as warm lighting instead of LED.

Dzik asked the OESH team what their thoughts or plans are for lighting the proposed development. Engelbach said they are trying to avoid the tall poles like those used at the Gallagher Center. Those are not residential. The proposed development is residential. They have spec'd out to use 14' high lamp posts to keep them looking and feeling like a residential street. The walkways will have low path lighting. They are trying to avoid harsh LED lighting.

Niederhouser (sworn in) spoke about traffic concerns and asked about the total number of residents anticipated in the proposed development. Engelbach answered 96. Niederhouser is concerned with how traffic gets addressed when adding 96 new apartments to the area. The road is too narrow and over driven. There are speeding problems and deer. There are no sidewalks. The road is very dangerous. He wonders how this development will affect traffic and if there are any plans to work on some of that. Lighting and the elevation is also a concern, as previously mentioned. He is not opposed to the project.

Ball said there have been multiple plans developed to help address the Eastern Star/New Gambier Road issues. They have been on again/off again for a long time. There was a meeting last week for the phase II strategic plan. There are two priority projects for this area. There is an attempt to put them in the strategic plan and have those projects properly vetted and then really focus on getting funding to improve the Upper Gilchrist/Eastern Star corridor. The township is paving the road right now. The asphalt was not designed for the traffic load that is on it and it has completely failed. There was an enormous amount of planning work done years ago. With the strategic plan and the energy with the current City Council and public comments, he thinks this is a good time to get some of these projects moving instead of lying dormant.

Niederhouser recommended as a quick, low-cost solution to make things safer, add a three-way stop on New Gambier Road at Eastern Star Road.

Messerly (sworn in) lives right across from where the northern most cottage is planned. He is concerned that headlights from autos pulling into the cottages will shine into his home. With the elevation change he does not know if the lights will be over his house or not. He asked if cottage design A could be moved to the northern most location for the autos to pull into the attached garage. He is not against the project and thinks it is a great thing. He thinks it is well thought out. He wants to know if City sewer service would be available to the houses on the north side of New Gambier Road. Traffic control is another one of his concerns. Wildlife control is a big concern. He has trapped a lot of groundhogs in the neighborhood. The development will help get rid of those. He wonders about fencing along New Gambier Road or if the property line will be dressed up any. Right now, it looks kind of ratty. The City doesn't mow the edge of the road very often, maybe twice a year. Eastern Star doesn't cut down past where it's level. It would take more effort to get their machine down there. It could be dressed up a lot. He is a proponent of subdued lighting. He also mentioned sound dampening of the trash control. The plan shows dumpsters between each of the cottages and all over the complex. He currently hears the dumpsters being emptied at the main complex, 300 yards away, in the early morning. He suggested subdued lids or a later pick up time when people aren't trying to sleep. He would like to see the ground tapered near the road so that it is easier to cut and look presentable. He would like to see traffic slowed down on New Gambier Road. He is a proponent of the bypass from Eastern Star around to get traffic off of Eastern Star Road.

Severns (sworn in) does not recommend a fence on the northern property line. He asked if the water running off from the cottages would cross New Gambier Road.

Ball said there is a culvert about 1/3 of the way from Eastern Star Road toward their western property line. There is a road ditch the entire way. The water will not cross the road. It would take a major infrequent rain event to do that. The reorganized street department has ditch cleaning for this area as a regular maintenance activity, which it previously did not.

Severns asked if there would be some appropriate foliage such as arborvitae that could be planted along the property line to block the higher view.

Ball said yes. There was a partnership with AEP and the City's Shade Tree Commission a few years ago to remove dead and blighted trees along this corridor. There are critical power lines through this area that have to be protected for multiple reasons. AEP removed the tops of the trees and grant money was received to remove the other parts. Part of the partnership was the planting of the pine trees that are there now. That was a temporary measure that was also through grant funding. Those trees could be easily relocated as this project is developed. He thinks there would be another opportunity with the Shade Tree Commission to address the aesthetics in and out of the City right of way. The trees that are in the City right of way are also in the gas utility right of way. The non-pine trees will likely not be disturbed because they are partly outside the OESH property line and partly in the gas easement where they will not be doing work. Some of the pine trees

that were planted will need to be relocated, but not all of them.

Ka. Burley(sworn in) asked if the whole development could be moved south just enough to get it further away from the northern property line.

Boysko said that is a great idea. They have worked on this design for four years, studying, restudying, reevaluating, many, many times. He agrees with the concerns about the grading, and the trees. They are trying to keep the outer ring road as tight to the existing ring road as possible. They are working with some major grade changes. There is approximately a 12' elevation difference from the upper level to the lower level. There are tight grades between the buildings so they can't move them any closer. There are a lot of constraints for the grades, utilities, stormwater and meeting ADA to work. He believes good development can solve a lot of problems. He believes this development will solve some of the challenges mentioned. There will be a minimal amount of residential grade lighting. Landscaping will soften the edges. Traffic is always a concern with a proposed development. This is senior living. The traffic counts and data that supports senior living is not the same as single family housing. There is data to support senior living has a much lower traffic count. He believes this could be a good catalyst to spur other developments and roadway improvements.

Drews asked if the location of the cottages on the outer ring could be changed so that they are not as close to the setback, so that the trees do not need to be removed and possibly align the drives to the cottages with the property lines of the opposing properties. He challenged the OESH team to take the comments that were shared and try to address them with revisions to the plan rather than ask the Commission to accept it as submitted.

Swallow asked about the mentioned fishing pond. Boysko said the northwest pond is currently planned as a dry detention pond. Pond two will be a wet pond that will hold water and become a great amenity for the residents of the community.

Yance (sworn in) has lived at the intersection of New Gambier & Eastern Star Road for 44 years. Eastern Star has been a terrific neighbor. He questioned whether or not the planned elevation increases for the cottages will affect the line of site for motorists pulling out of Eastern Star Road. He recalls many years ago there was a sanitation processing facility in the area where the cottages are planned. He does not know how the facility was remediated or if any of it remains buried. Traffic is a major concern. The roads were not designed or constructed to handle the volume of traffic that is on them daily. He is supportive of anything the City can do to mitigate that challenge. He is in favor of this project. Residential expansion is needed in this community.

Blankenhorn read for the record communications submitted to her for the hearing.

Marcia Orsborn voicemail: OESH has been a good neighbor and she has no objection to the expansion.

Ke. Burley sent an email. All was addressed earlier in the meeting.

Dennis Hoffman email: Greetings My name is Dennis Hoffman. My wife and I live at 1520 New Gambier Rd. That is on the corner of Eastern Star and New Gambier Roads. Because of a doctor's appointment I will not be able to attend the Municipal Planning Commission meeting on June 9th. We have lived at this location for 23 years. In all those years, through all the construction and expansion at the Eastern Star property we have not had any problems. I do not see any problems with the proposed plans for the future. Eastern Star has been a good neighbor. I was wondering if the city is planning on making any changes or improvements to Eastern Star Road. I would like suggest one: A street light at the corner of Eastern Star Road and State Route 229. It is hard to see the intersection at night. I guess the deer will have to find somewhere else to roam. Dennis Hoffman

Deborah Robbs called the Mayor's Office then spoke with Blankenhorn on the phone about the following concerns: dumpsters at the end of the streets; lights shining in windows of homes along New Gambier Road, existing pine trees are not enough screening; existing lights create light pollution plus additional lighting anticipated with proposed development will increase that pollution, wants to know how high lights will be; construction dust has been a problem in the past. She does not like the idea of apartments in the neighborhood and thinks they will attract thieves. She believes the buildings will be eyesores. She believes the development will lower the standard of living for the homes on New Gambier Road and lower their property values. She is dead set against the plan.

Ball - all water from the new development is required to exit the property through Pond 1. Zero water can be

added to the existing culvert, otherwise the project will not be approved for construction. There have been conference calls between the City Engineer and the project's engineers about this. The City is counting on this development to reduce the amount of stormwater going into the existing culvert to help out a nearby neighborhood's stormwater facility.

Dzik called for a motion, noting it may or may not waive the height requirement.

Warga asked about the height approval and whether or not it needed to come from MPC or BZA. Broeren said the MPC can choose to waive the height requirement or if the MPC does not, the plans can go to BZA for a variance.

Ball asked if MPC can waive the height and parking. Broeren said no, only the height.

Swallow asked what the zoning setback requirement is for PND. Blankenhorn explained PND does not have one. The code was read: no minimum lot area is required, but the area can be considered a planned neighborhood district only if a variety of different types of dwelling units are used. For yards: no yard requirements or distances between buildings are established in order to enable creativity in design. The applicant shall arrange the buildings in such a way that adequate provision is guaranteed for all units to open space, air, light, and exposure to sunshine. Zero lot line clusters and variations in building setbacks are encouraged. Addressing Warga's question about height, section 1163.02(3) under development incentives: Development incentives of increased densities and increased building heights may be recommended by the Planning Commission based on the following criteria: A) the development is directly adjacent to major thoroughfares as delineated in the thoroughfare plan and community services. B) Building design and site design is of high quality and includes the integration of buildings and structures with natural materials or well defined and good design. C) A well-designed open space system is utilized that provides pedestrian and bicycle access to neighborhood facilities, parks, play areas and scenic areas, and the system includes provision for landscaping and outdoor furniture. D) Land is provided for major community facilities and schools. E) Total density shall not exceed eight dwelling units per acre.

Drews asked the OESH team to return to the podium. Engelbach addressed the concerns of the trash and trash compactors. She explained the refuse area designated at the end of each cottage street is a small enclosed area for residential rolling trash containers. The trash compactor truck will not collect the trash. OESH will collect the trash and take it to a designated dumpster on the campus that will be emptied once a week.

Drews spoke to the number of concerns that were raised during the hearing, and asked if the OESH team was willing to make an attempt to address some of those and come back with a revised plan.

Swallow added, 3 cottages seem to be causing the most concerns. Engelbach said she absolutely wants to work with the community as best as possible. She is unsure how long it would take to see what it will entail to make any possible changes.

Boysko asked to have the conditions quantified. Drews said, the dumpsters are getting taken care of. Lighting has been addressed. Drews suggested increasing the setback, perhaps moving 4 cottages further west, getting the cottages closest to the road further from the road. Another option was switching cottage types so that the style with the garages are on the outside of the ring. He suggested considering yourself living across the street, and thinking about what you would prefer to have. He stated he understands there is a balance of elevations and other factors. He is asking for more consideration of what was voiced at the hearing.

Engelbach explained all of the cottages are set up for an auto to pull onto the access street and then turn into a parking stall facing the cottage or into a garage. None of the parking spaces face New Gambier Road. Boysko added the cottage styles could be swapped, but that likely wouldn't solve the perceived problem. The intentional design decision was made to pull onto the street and turn into the cottages so the headlights will point into the cottages. The trash enclosure will help add to blocking the headlights from New Gambier Road. Additional landscaping could be added. Landscaping it not seen on the submitted design, including foundation landscaping around each of the cottages. There are patios on the backs of the cottages with landscaping. There are additional layers planned that aren't a part of the submittal that could be shared and may address some of the concerns.

Drews said that should be shared with the residents along New Gambier Road. It is difficult to lock up

assurance in a motion.

Engelbach said the cottage driveways are not lined up with the houses across the street. Drews asked those in attendance if they were comfortable with OESH being a conscious enough neighbor. Engelbach said they are all about community and don't want to tick off the community in any way, shape, or form. If there are subtle differences that can be done, they are absolutely happy to do them. Moving the entire buildings is not as possible as subtleties. There was off mic discussion about foliage types for year-round coverage.

Ball pointed out the dumpster enclosures' height will block the headlights pulling onto the cottage's access streets. There is a road right of way and a gas line utility easement that can easily have trees planted in it. There is a reasonable area between the edge of pavement and where the cottages will be to plant trees for screening.

Swallow asked how wide New Gambier Road is. Ke. Burley thinks it is 18 feet. It has a 60 feet right of way. Ball said it should be at least 20 feet.

Drews made a motion to approve/recommend the acceptance of the development as represented in the drawings submitted. Noting, the recommendation is based on the expectation that the OESH is going to remain the good neighbor and follow the intentions that they have expressed during the meeting.

Ball asked for clarification, if the height waiver is included. Drews said he is not including the height, leaving that up to the zoning commission.

Discussion: Warga appreciates the motions inclusion of paying attention to the comments that were discussed during the meeting.

There was no further discussion.

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

ADJOURN

- Adjourn Motion

Drews made a motion to adjourn the meeting, Warga seconded and the meeting was adjourned at 5:28 PM



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 06/09/22 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3579)

DOC ID: 3579

2022-MPC-19 : 1451 GAMBIER RD PARCEL #66-09656.000 - DEVELOPMENT PLAN

Per Codified Ordinance 1163.03 a Development Plan has been submitted for review by the Municipal Planning Commission.

COMMENTS - Current Meeting:

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Boysko said in terms of the grades, yes there is a pretty significant grade change. There is easily a 30' grade change from the existing inner ring road down to New Gambier Road. There is

another topography change along the northern property line from east to west. They intend to make this a walkable community and make all of the connections handicap accessible. To do that, there are minimum and maximum slopes that they have to maintain. The site will need to be raised up to grade it properly and for the stormwater system to work appropriately. The grades will be raised for the cottages on the outer ring road to minimize the slopes and make it a walkable community.

Ke. Burley said the increased grade will make the northern edge of the cottages along New Gambier Road more imposing. How will that impact the height feel compared to the homes on the North side of New Gambier Road. That is a concern of his.

Silverwood (sworn in) is not opposed, but rather disappointed in the size of the proposed development. She is concerned about the height. They experience light pollution from the existing conference center lights. When the leaves are off the trees during the winter the light goes into their home. She thinks the lighting will be an issue for the homes on New Gambier Road. She wants to be proactive to see if anything can be negotiated to lessen the impact on neighboring properties, such as warm lighting instead of LED.

Dzik asked the OESH team what their thoughts or plans are for lighting the proposed development. Engelbach said they are trying to avoid the tall poles like those used at the Gallagher Center. Those are not residential. The proposed development is residential. They have spec'd out to use 14' high lamp posts to keep them looking and feeling like a residential street. The walkways will have low path lighting. They are trying to avoid harsh LED lighting.

Niederhouser (sworn in) spoke about traffic concerns and asked about the total number of residents anticipated in the proposed development. Engelbach answered 96. Niederhouser is concerned with how traffic gets addressed when adding 96 new apartments to the area. The road is too narrow and over driven. There are speeding problems and deer. There are no sidewalks. The road is very dangerous. He wonders how this development will affect traffic and if there are any plans to work on some of that. Lighting and the elevation is also a concern, as previously mentioned. He is not opposed to the project.

Ball said there have been multiple plans developed to help address the Eastern Star/New Gambier Road issues. They have been on again/off again for a long time. There was a meeting last week for the phase II strategic plan. There are two priority projects for this area. There is an attempt to put them in the strategic plan and have those projects properly vetted and then really focus on getting funding to improve the Upper Gilchrist/Eastern Star corridor. The township is paving the road right now. The asphalt was not designed for the traffic load that is on it and it has completely failed. There was an enormous amount of planning work done years ago. With the strategic plan and the energy with the current City Council and public comments, he thinks this is a good time to get some of these projects moving instead of lying dormant.

Niederhouser recommended as a quick, low-cost solution to make things safer, add a three-way stop on New Gambier Road at Eastern Star Road.

Messerly (sworn in) lives right across from where the northern most cottage is planned. He is concerned that headlights from autos pulling into the cottages will shine into his home. With the elevation change he does not know if the lights will be over his house or not. He asked if cottage design A could be moved to the northern most location for the autos to pull into the attached garage. He is not against the project and thinks it is a great thing. He thinks it is well thought out. He wants to know if City sewer service would be available to the houses on the north side of New Gambier Road. Traffic control is another one of his concerns. Wildlife control is a big concern. He has trapped a lot of groundhogs in the neighborhood. The development will help get rid of those. He wonders about fencing along New Gambier Road or if the property line will be dressed up any. Right now, it looks kind of ratty. The City doesn't mow the edge of the road very often, maybe twice a year. Eastern Star doesn't cut down past where it's level. It would take more effort to get their machine down there. It could be dressed up a lot. He is a proponent of subdued lighting. He also mentioned sound dampening of the trash control. The plan shows dumpsters between each of the cottages and all over the complex. He currently hears the dumpsters being emptied at the main complex, 300 yards away, in the early morning. He suggested subdued lids or a later pick up time when people aren't trying to sleep. He would like to see the ground tapered near the road so that it is easier to cut and look presentable. He would like to see traffic slowed down on New Gambier Road. He is a proponent of the bypass from Eastern Star around to get traffic off of Eastern Star Road.

Severns (sworn in) does not recommend a fence on the northern property line. He asked if the water running off from the cottages would cross New Gambier Road.

Ball said there is a culvert about 1/3 of the way from Eastern Star Road toward their western property line. There is a road ditch the entire way. The water will not cross the road. It would take a major infrequent rain event to do that. The reorganized street department has ditch cleaning for this area as a regular maintenance activity, which it previously did not.

Severns asked if there would be some appropriate foliage such as arborvitae that could be planted along the property line to block the higher view.

Ball said yes. There was a partnership with AEP and the City's Shade Tree Commission a few years ago to remove dead and blighted trees along this corridor. There are critical power lines through this area that have to be protected for multiple reasons. AEP removed the tops of the trees and grant money was received to remove the other parts. Part of the partnership was the planting of the pine trees that are there now. That was a temporary measure that was also through grant funding. Those trees could be easily relocated as this project is developed. He thinks there would be another opportunity with the Shade Tree Commission to address the aesthetics in and out of the City right of way. The trees that are in the City right of way are also in the gas utility right of way. The non-pine trees will likely not be disturbed because they are partly outside the OESH property line and partly in the gas easement where they will not be doing work. Some of the pine trees that were planted will need to be relocated, but not all of them.

Ka. Burley(sworn in) asked if the whole development could be moved south just enough to get it further away from the northern property line.

Boysko said that is a great idea. They have worked on this design for four years, studying, restudying, reevaluating, many, many times. He agrees with the concerns about the grading, and the trees. They are trying to keep the outer ring road as tight to the existing ring road as possible. They are working with some major grade changes. There is approximately a 12' elevation difference from the upper level to the lower level. There are tight grades between the buildings so they can't move them any closer. There are a lot of constraints for the grades, utilities, stormwater and meeting ADA to work. He believes good development can solve a lot of problems. He believes this development will solve some of the challenges mentioned. There will be a minimal amount of residential grade lighting. Landscaping will soften the edges. Traffic is always a concern with a proposed development. This is senior living. The traffic counts and data that supports senior living is not the same as single family housing. There is data to support senior living has a much lower traffic count. He believes this could be a good catalyst to spur other developments and roadway improvements.

Drews asked if the location of the cottages on the outer ring could be changed so that they are not as close to the setback, so that the trees do not need to be removed and possibly align the drives to the cottages with the property lines of the opposing properties. He challenged the OESH team to take the comments that were shared and try to address them with revisions to the plan rather than ask the Commission to accept it as submitted.

Swallow asked about the mentioned fishing pond. Boysko said the northwest pond is currently planned as a dry detention pond. Pond two will be a wet pond that will hold water and become a great amenity for the residents of the community.

Yance (sworn in) has lived at the intersection of New Gambier & Eastern Star Road for 44 years. Eastern Star has been a terrific neighbor. He questioned whether or not the planned elevation increases for the cottages will affect the line of site for motorists pulling out of Eastern Star Road. He recalls many years ago there was a sanitation processing facility in the area where the cottages are planned. He does not know how the facility was remediated or if any of it remains buried. Traffic is a major concern. The roads were not designed or constructed to handle the volume of traffic that is on them daily. He is supportive of anything the City can do to mitigate that challenge. He is in favor of this project. Residential expansion is needed in this community.

Blankenhorn read for the record communications submitted to her for the hearing.

Marcia Orsborn voicemail: OESH has been a good neighbor and she has no objection to the expansion.

Ke. Burley sent an email. All was addressed earlier in the meeting.

Dennis Hoffman email: Greetings My name is Dennis Hoffman. My wife and I live at 1520 New

Gambier Rd. That is on the corner of Eastern Star and New Gambier Roads. Because of a doctor's appointment I will not be able to attend the Municipal Planning Commission meeting on June 9th. We have lived at this location for 23 years. In all those years, through all the construction and expansion at the Eastern Star property we have not had any problems. I do not see any problems with the proposed plans for the future. Eastern Star has been a good neighbor. I was wondering if the city is planning on making any changes or improvements to Eastern Star Road. I would like suggest one: A street light at the corner of Eastern Star Road and State Route 229. It is hard to see the intersection at night. I guess the deer will have to find somewhere else to roam. Dennis Hoffman

Deborah Robbs called the Mayor's Office then spoke with Blankenhorn on the phone about the following concerns: dumpsters at the end of the streets; lights shining in windows of homes along New Gambier Road, existing pine trees are not enough screening; existing lights create light pollution plus additional lighting anticipated with proposed development will increase that pollution, wants to know how high lights will be; construction dust has been a problem in the past. She does not like the idea of apartments in the neighborhood and thinks they will attract thieves. She believes the buildings will be eyesores. She believes the development will lower the standard of living for the homes on New Gambier Road and lower their property values. She is dead set against the plan.

Ball - all water from the new development is required to exit the property through Pond 1. Zero water can be added to the existing culvert, otherwise the project will not be approved for construction. There have been conference calls between the City Engineer and the project's engineers about this. The City is counting on this development to reduce the amount of stormwater going into the existing culvert to help out a nearby neighborhood's stormwater facility.

Dzik called for a motion, noting it may or may not waive the height requirement.

Warga asked about the height approval and whether or not it needed to come from MPC or BZA. Broeren said the MPC can choose to waive the height requirement or if the MPC does not, the plans can go to BZA for a variance.

Ball asked if MPC can waive the height and parking. Broeren said no, only the height.

Swallow asked what the zoning setback requirement is for PND. Blankenhorn explained PND does not have one. The code was read: no minimum lot area is required, but the area can be considered a planned neighborhood district only if a variety of different types of dwelling units are used. For yards: no yard requirements or distances between buildings are established in order to enable creativity in design. The applicant shall arrange the buildings in such a way that adequate provision is guaranteed for all units to open space, air, light, and exposure to sunshine. Zero lot line clusters and variations in building setbacks are encouraged. Addressing Warga's question about height, section 1163.02(3) under development incentives: Development incentives of increased densities and increased building heights may be recommended by the Planning Commission based on the following criteria: A) the development

is directly adjacent to major thoroughfares as delineated in the thoroughfare plan and community services. B) Building design and site design is of high quality and includes the integration of buildings and structures with natural materials or well defined and good design. C) A well-designed open space system is utilized that provides pedestrian and bicycle access to neighborhood facilities, parks, play areas and scenic areas, and the system includes provision for landscaping and outdoor furniture. D) Land is provided for major community facilities and schools. E) Total density shall not exceed eight dwelling units per acre.

Drews asked the OESH team to return to the podium. Engelbach addressed the concerns of the trash and trash compactors. She explained the refuse area designated at the end of each cottage street is a small enclosed area for residential rolling trash containers. The trash compactor truck will not collect the trash. OESH will collect the trash and take it to a designated dumpster on the campus that will be emptied once a week.

Drews spoke to the number of concerns that were raised during the hearing, and asked if the OESH team was willing to make an attempt to address some of those and come back with a revised plan.

Swallow added, 3 cottages seem to be causing the most concerns. Engelbach said she absolutely wants to work with the community as best as possible. She is unsure how long it would take to see what it will entail to make any possible changes.

Boysko asked to have the conditions quantified. Drews said, the dumpsters are getting taken care of. Lighting has been addressed. Drews suggested increasing the setback, perhaps moving 4 cottages further west, getting the cottages closest to the road further from the road. Another option was switching cottage types so that the style with the garages are on the outside of the ring. He suggested considering yourself living across the street, and thinking about what you would prefer to have. He stated he understands there is a balance of elevations and other factors. He is asking for more consideration of what was voiced at the hearing.

Engelbach explained all of the cottages are set up for an auto to pull onto the access street and then turn into a parking stall facing the cottage or into a garage. None of the parking spaces face New Gambier Road. Boysko added the cottage styles could be swapped, but that likely wouldn't solve the perceived problem. The intentional design decision was made to pull onto the street and turn into the cottages so the headlights will point into the cottages. The trash enclosure will help add to blocking the headlights from New Gambier Road. Additional landscaping could be added. Landscaping is not seen on the submitted design, including foundation landscaping around each of the cottages. There are patios on the backs of the cottages with landscaping. There are additional layers planned that aren't a part of the submittal that could be shared and may address some of the concerns.

Drews said that should be shared with the residents along New Gambier Road. It is difficult to lock up assurance in a motion.

Engelbach said the cottage driveways are not lined up with the houses across the street. Drews

asked those in attendance if they were comfortable with OESH being a conscious enough neighbor. Engelbach said they are all about community and don't want to tick off the community in any way, shape, or form. If there are subtle differences that can be done, they are absolutely happy to do them. Moving the entire buildings is not as possible as subtleties. There was off mic discussion about foliage types for year-round coverage.

Ball pointed out the dumpster enclosures' height will block the headlights pulling onto the cottage's access streets. There is a road right of way and a gas line utility easement that can easily have trees planted in it. There is a reasonable area between the edge of pavement and where the cottages will be to plant trees for screening.

Swallow asked how wide New Gambier Road is. Ke. Burley thinks it is 18 feet. It has a 60 feet right of way. Ball said it should be at least 20 feet.

Drews made a motion to approve/recommend the acceptance of the development as represented in the drawings submitted. Noting, the recommendation is based on the expectation that the OESH is going to remain the good neighbor and follow the intentions that they have expressed during the meeting.

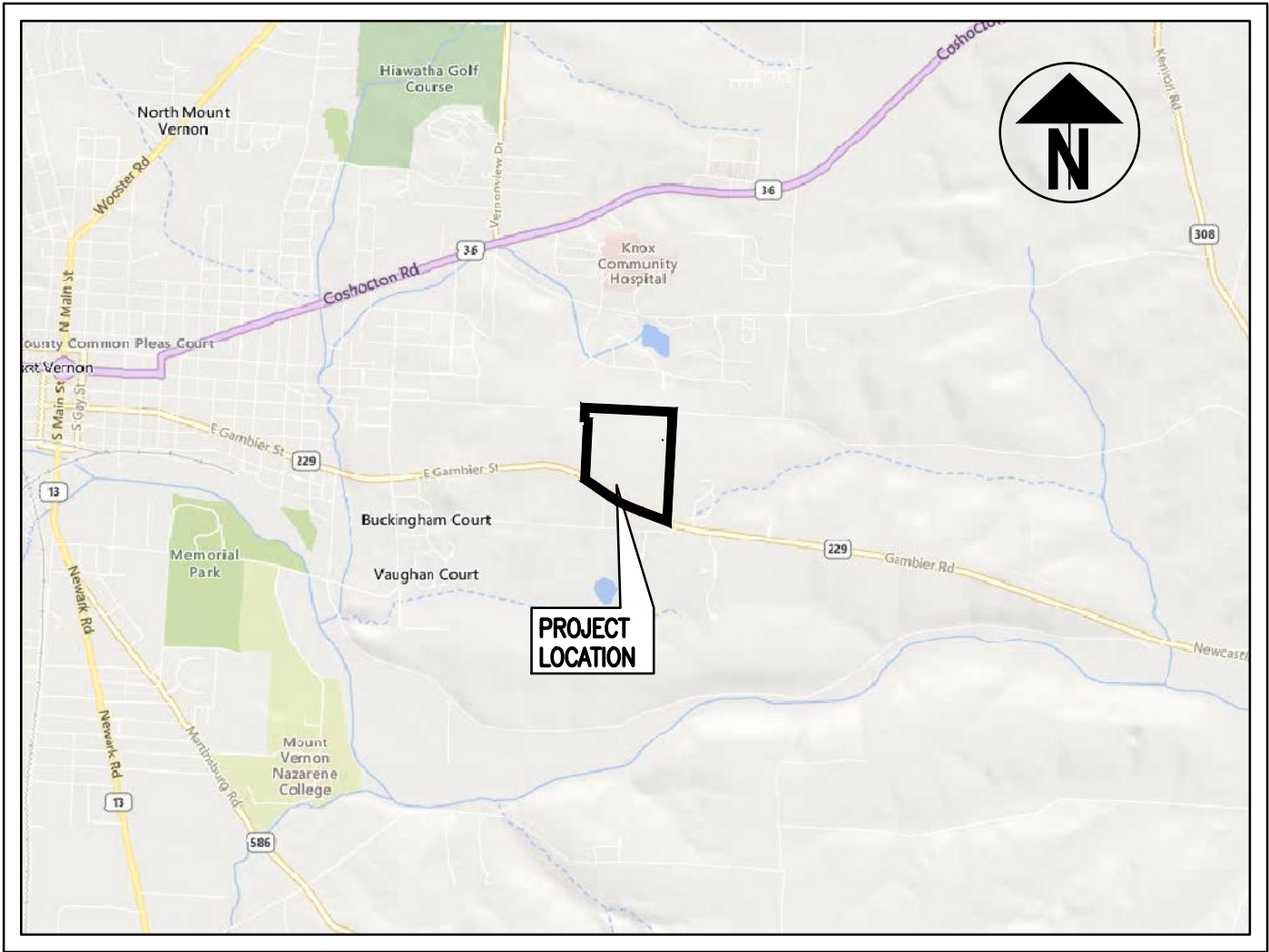
Ball asked for clarification, if the height waiver is included. Drews said he is not including the height, leaving that up to the zoning commission.

Discussion: Warga appreciates the motions inclusion of paying attention to the comments that were discussed during the meeting.

There was no further discussion.

RESULT:	RECOMMEND [UNANIMOUS]
MOVER:	Robert Drews, Member
SECONDER:	Austin Swallow, Member
AYES:	Austin Swallow, Robert Drews, Richard Dzik, Julia Warga
EXCUSED:	Matthew T. Starr, Eric Diehl, Todd Hawkins

5/19/2022 11:28 AM F:\clients\active\proj\eqi001\design\drawing\sheet\development design\eqi001_title sheet.dwg ospencer



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

TITLE SHEET	D0.00
EXISTING CONDITIONS	D0.01
SITE LAYOUT PLAN	D1.00-D1.01

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS LOCATED ON THE EXISTING PROPERTY OF OHIO EASTERN STAR AND PROPOSES TO EXPAND ONSITE LIVING FACILITIES AT THE NORTH END OF THE PROPERTY. THIS INCLUDES THE CONSTRUCTION OF SEVERAL INDEPENDENT LIVING COTTAGES, A MULTI-UNIT BUILDING WITH COMMON AREAS FOR RESIDENTS, A LOOP ROAD, AND PARKING AREAS.

SITE DATA

TOTAL ACREAGE	29.999 AC.
ZONING	PND - PLANNED NEIGHBORHOOD DISTRICT
STRUCTURE SETBACK	NO YARD REQUIREMENTS OR DISTANCES BETWEEN BUILDINGS ARE ESTABLISHED IN ORDER TO ENABLE CREATIVITY IN DESIGN.
PARKING REQUIRED	1 PARKING SPACE PER UNIT AND REGULAR SHIFT EMPLOYEE
PROPOSED PARKING PROVIDED	135
SURFACE	115 (4 ADA SPACES)
GARAGE	24
PROPOSED STRUCTURES	102,863 SF 7.87%
MINIMUM FLOOR AREA	700 SF PER UNIT
MAXIMUM FLOOR AREA	NOT LISTED
MAXIMUM BUILDING HEIGHT PERMITTED	35'
BUILDING HEIGHT PROPOSED	39'
EXISTING BUILDING COVERAGE	159,752SF / 12.2%
PROPOSED BUILDING COVERAGE	219,886SF / 16.8%

BUILDING UNIT SUMMARY

COTTAGE A - SIX (6) 4-UNIT (2BR)	1BR	2BR	UNITS
ATTACHED GARAGES	0	24	24
COTTAGE B - TWO (2) 4-UNIT (1BR + 2BR)	6	2	8
COTTAGE C - EIGHT (8) 3-UNIT (1BR + 2BR)	16	8	24
TWO STORY MULTI PURPOSE BUILDING, 40 UNITS	30	10	40
* FITNESS W/OUTDOOR EXERCISE AREA			
* WET BAR AND THREE SEASON ROOM			
* OPTIONAL DINING/BISTRO AREA W/PATIO			

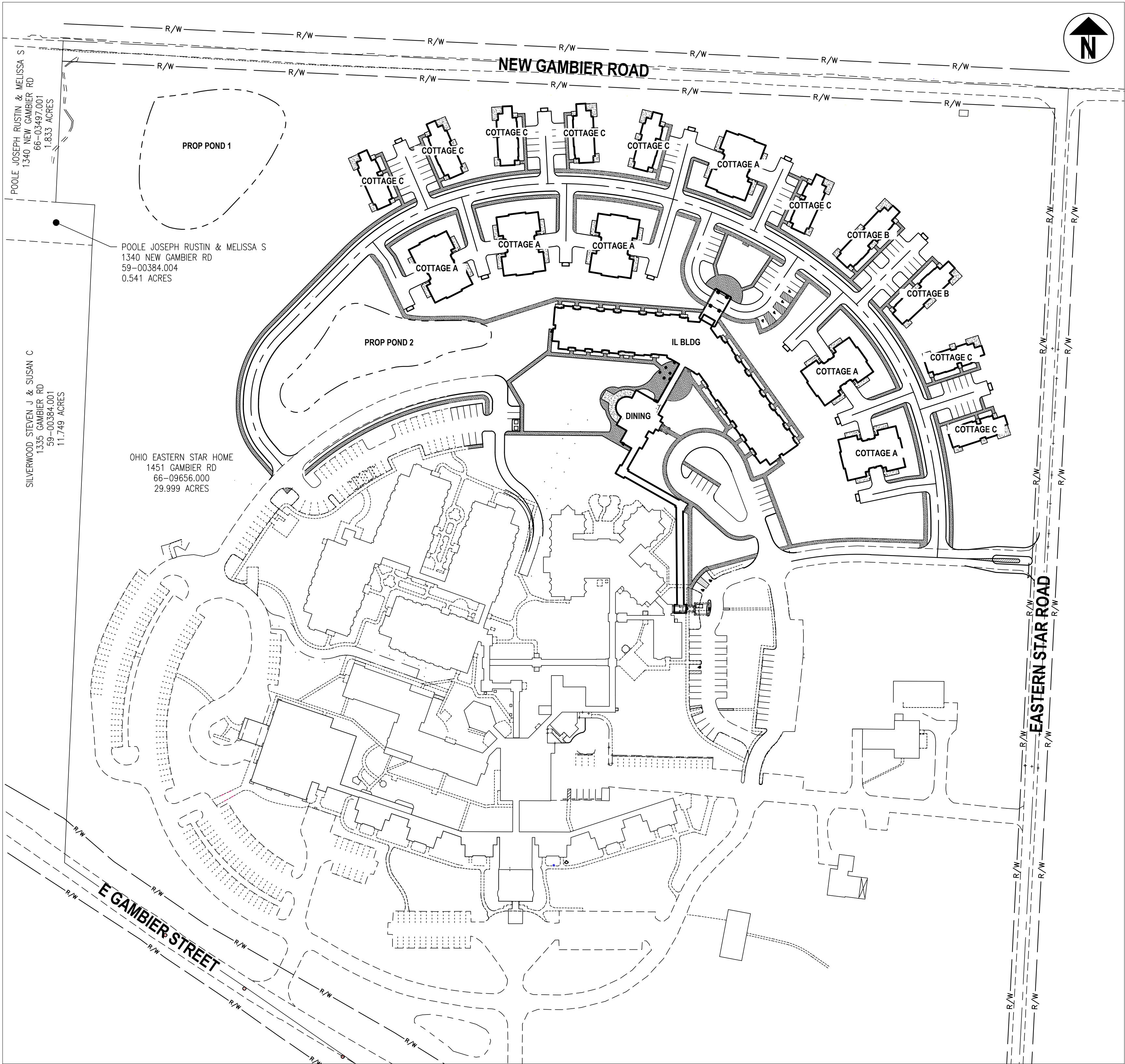
DINING/LOUNGE BUILDING W/PRIVATE DINING ROOM			
TOTALS	52	44	96

PLANS PREPARED BY:



PROJECT OWNER

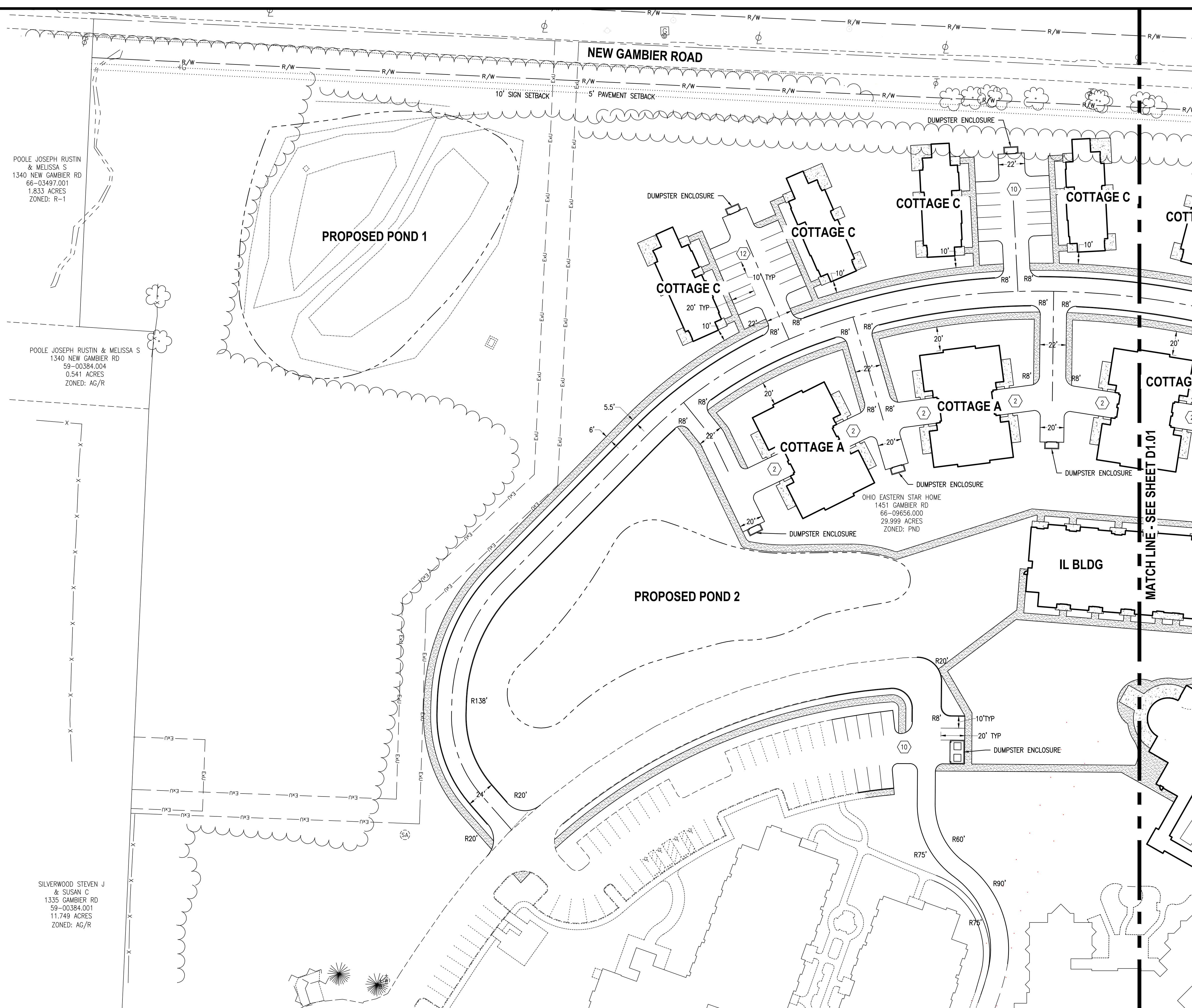
THE OHIO EASTERN STAR HOME
1451 GAMBIER ROAD
MOUNT VERNON, OH 43050
P: (740) 397-1706
F: (740) 392-1662

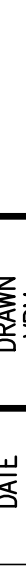


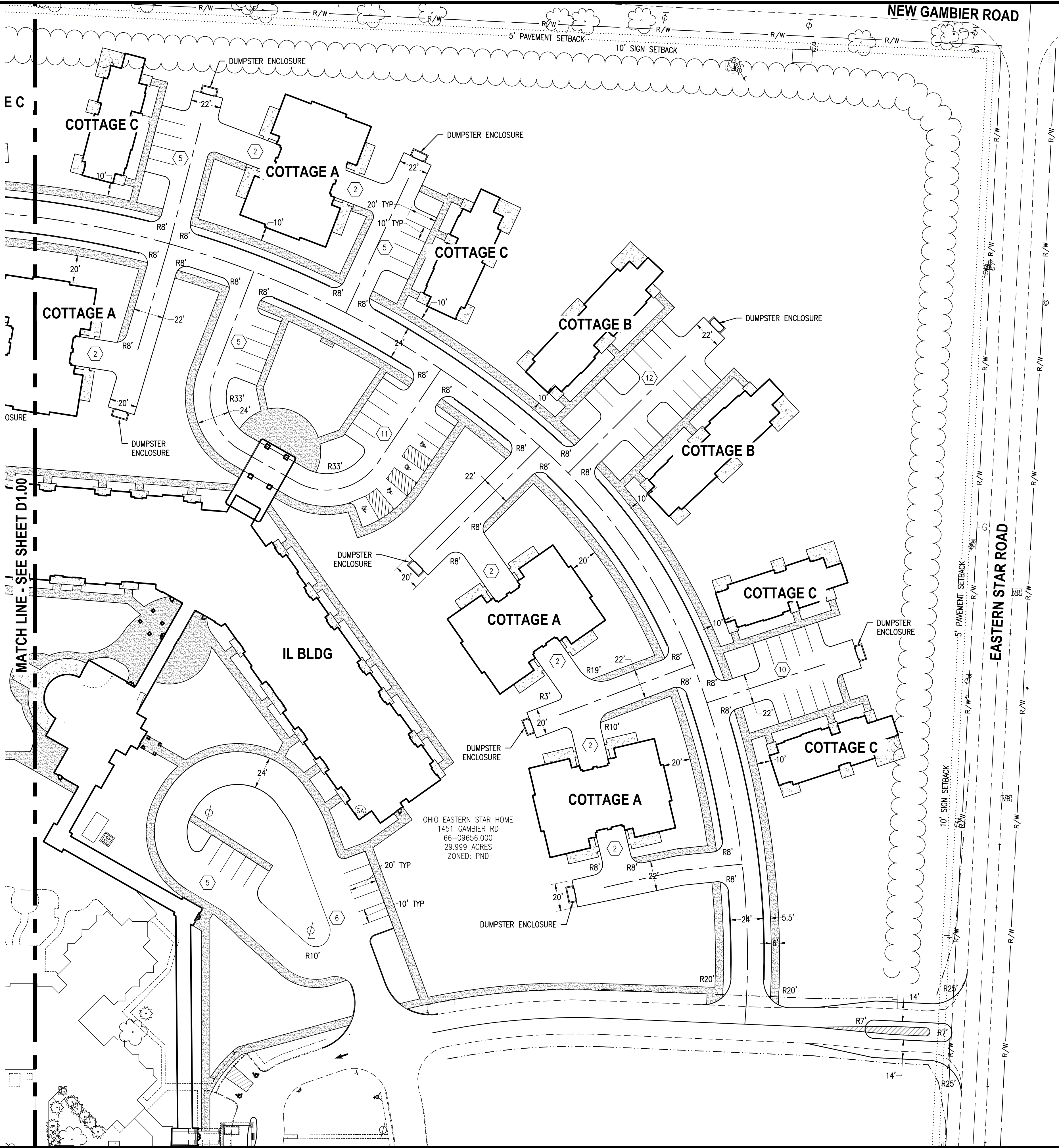
LOCATION MAP
1"=100'

DEVELOPMENT DESIGN PLAN FOR: THE OHIO EASTERN STAR HOME CITY OF MOUNT VERNON, KNOX COUNTY, OHIO

DRAWN VRM				DATE 05.19.22		CHECKED AES		DATE 05/19/2022	
PLAN ISSUE/REVISION Comprehensive Development Plan Submittal									
NO.									
HULL & ASSOCIATES, LLC 58 Grant Street Mount Vernon, OH 43050 Phone: (740) 394-4451 Fax: (614) 360-0023 www.hullinc.com									
THE OHIO EASTERN STAR HOME CITY OF MOUNT VERNON, KNOX COUNTY, OHIO									
TITLE SHEET									
JOB NUMBER: EQI001									
D0.00									



THE OHIO EASTERN STAR HOME CITY OF MOUNT VERNON, KNOX COUNTY, OHIO SITE LAYOUT PLAN		HULL Environment / Energy / Infrastructure Hull & Associates, LLC 59 East Main Street Mount Vernon, OH 45955 Phone: (740) 344-4561 Fax: (740) 344-4560 www.hullinc.com		NO. _____ PLAN ISSUE/REVISION <u>Comprehensive Development Plan Submittal</u> REV. BY _____ DATE <u>05.19.22</u> DRAWN VRM CHECKED AES DATE 05/19/2022		  HORIZONTAL SCALE IN FEET	
JOB NUMBER: EQI001		D1.00					



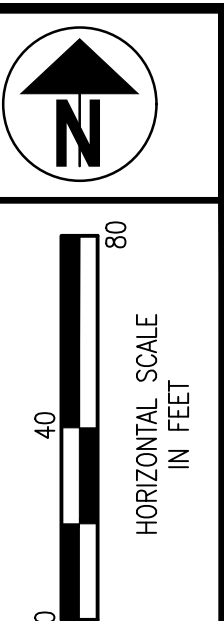
D1.01

THE OHIO EASTERN STAR HOME
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO
SITE LAYOUT PLAN

HULL
Environment / Energy / Infrastructure

HULL & ASSOCIATES, LLC
58 Grant Street
Mount Vernon, OH 43004-4451
Phone: (614) 344-4451
Fax: (614) 360-0023
www.hullinc.com

NO.	PLAN ISSUE/REVISION	REV. BY	DATE	DRAWN VRM	CHECKED AES	DATE 05/19/2022
	Comprehensive Development Plan Submittal		05.19.22			



ILLUSTRATIVE SITE PLAN





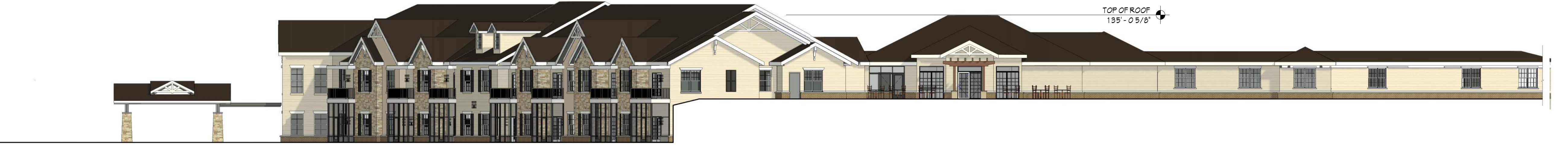
overall east building elevation 1/16" = 1'-0"



overall north building elevation 1/16" = 1'-0"



overall west building elevation 1/16" = 1'-0"



overall west building elevation 1/16" = 1'-0"

OHIO EASTERN STAR HOME

1451 Gambier Road
Mt. Vernon, Ohio 43050

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ARCHITECT.

SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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INDEPENDENT LIVING BUILDING COLOR ELEVATION

A

BERARDI+

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212
P 614.221.1110 berardipartners.com

C:\Users\dichaelis\OneDrive - Berardi + Partners\Documents\22_20193_Eastern Star_Main Bldg_Central_dichaelis.rvt



north building elevation - east wing 1/8" = 1'-0"



north building elevation - west wing 1/8" = 1'-0"

OHIO
EASTERN
STAR HOME

1451 Gambier Road
Mt. Vernon, Ohio 43050

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON
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4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS
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OF ORIGINAL OR ALTERED CAD/DIGITAL DESIGN
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ARCHITECT.

SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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INDEPENDENT
LIVING
BUILDING
EXTERIOR
ELEVATIONS

B

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P 614.221.1110 berardipartners.com



south building elevation - west wing 1/8" = 1'-0"



south building elevation - east wing 1/8" = 1'-0"



east building elevation

1/8" = 1'-0"



west building elevation

1/8" = 1'-0"

OHIO
EASTERN
STAR HOME

1451 Gambier Road
Mt. Vernon, Ohio 43050

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SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

Description Date

INDEPENDENT
LIVING
BUILDING
EXTERIOR
ELEVATIONS

C

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OHIO
EASTERN
STAR HOME

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SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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EXTERIOR
ELEVATIONS -
DINING HALL

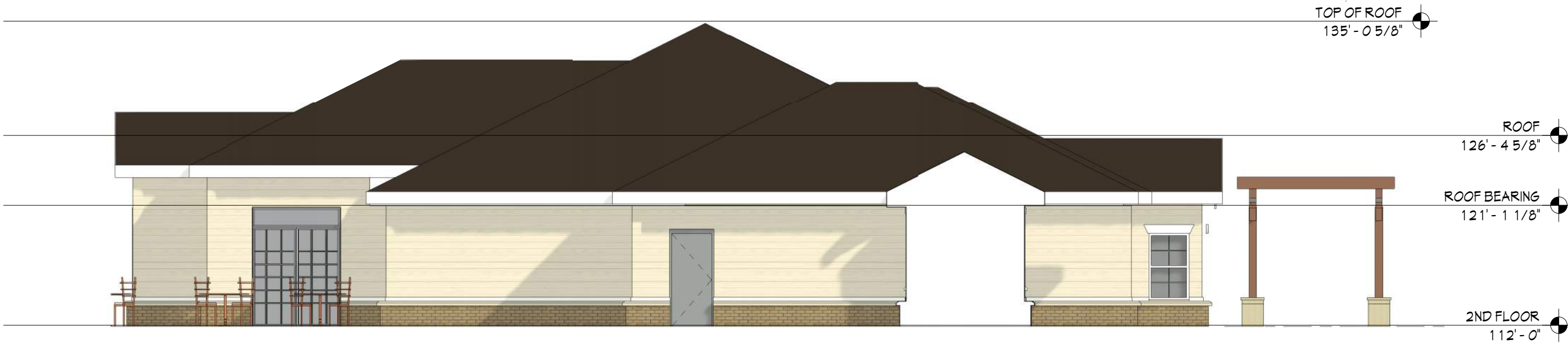
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building elevation - dining hall north 1/8" = 1'-0"



building elevation - dining hall south 1/8" = 1'-0"



building elevation - dining hall east 3/16" = 1'-0"



building elevation - dining hall west 3/16" = 1'-0"



east elevation

1/4" = 1'-0"



west elevation

1/4" = 1'-0"



west elevation

1/4" = 1'-0"



south elevation

1/4" = 1'-0"

EASTERN STAR - COTTAGE C

MT. VERNON, OH

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DESIGN DEVELOPMENT

DATE: 05/19/2022
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#	Description	Date
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COLOR ELEVATION

E

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north elevation 3/16" = 1'-0"



south elevation 3/16" = 1'-0"



west elevation 3/16" = 1'-0"



east elevation 3/16" = 1'-0"

EASTERN STAR - COTTAGE B

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COLOR ELEVATION

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east/west elevation

1/4" = 1'-0"



north/south elevation

1/4" = 1'-0"

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