



Municipal Planning Commission
Regular Meeting

Minutes

July 13, 2023
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	Excused
Richard Dzik	Member	Present
Todd Hawkins	Alt. Member	Present
Austin Swallow	Member	Present
Eric Diehl	Alt. Member	Excused
Jason West	Al. Member	Present

Others in attendance: City Development Services Director, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Cheryl Splain; Sam Filkins; Clyde Kahr

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - May 11, 2023 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Austin Swallow, Member
SECONDER:	Jason West, Al. Member
AYES:	Dzik, Hawkins, Swallow, West
EXCUSED:	Starr, Diehl

MPC ITEMS

- 2023-MPC-17 : 301-302 N Norton ST Parcels #66-05329.000 & 66-02335.000 - Comprehensive Development Plan

Blankenhorn introduced the request.

Filkins (sworn in) explained this is the next step in the plan for developing the two subject parcels. A few months ago the plan was presented and rezoning was requested. The parcel was rezoned from R-1 to PCDD. A demo permit was just submitted for the house on 303 N Norton ST. Sam is representing the Land Bank for this request. The lots will be sold to the Area Agency on Aging. A5 is proposing 2 structures with 4 dwelling units for senior citizens. The lots are long and skinny. The parcels were previously addressed off of Norton ST. The

development plans have the shared driveway entrance off of Burgess ST. All of the units are a single story with age-in-place capabilities. The doorways are wide enough for wheelchairs. Everything is planned to accommodate mobility issues. The housing will not be restricted to individuals with mobility issues. They have discussed stormwater needs with the City Engineer.

Dzik asked if there is any advantage to combining the lots. Blankenhorn said no. Often times structures span parcel lines. City Code views contiguous lots under the same ownership as one property. Filkins said for taxation purposes he wasn't sure how that works. Blankenhorn said they will get 2 tax bills.

Filkins said they plan to build in 2024. Funding is still needed.

Blankenhorn said she spoke to the neighboring property owner to the north. Mr. Spitzer called when he received a notice about the hearing and asked about what is being planned. She explained the request and said the plans could be viewed online. He did not voice any opposition.

Blankenhorn provided input from the City Engineer, stating all City utilities are available with capacity and they are considering replacing the sewer on the west side because it is not in good condition. She added that he believes this is a great project for the neighborhood.

Blankenhorn said the Commission is making a recommendation to Council.

Hawkins made a motion to recommend approval to Council.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Alt. Member
SECONDER:	Austin Swallow, Member
AYES:	Dzik, Hawkins, Swallow, West
EXCUSED:	Starr, Diehl

ADJOURN

- Adjourn Motion

West made a motion to adjourn the meeting, Swallow seconded and the meeting was adjourned at 4:14 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jason West, Al. Member
SECONDER:	Austin Swallow, Member
AYES:	Dzik, Hawkins, Swallow, West
EXCUSED:	Starr, Diehl



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 07/13/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3846)

DOC ID: 3846

**2023-MPC-17 : 301-302 N NORTON ST PARCELS #66-05329.000 & 66-02335.000 -
 COMPREHENSIVE DEVELOPMENT PLAN**

Per Codified Ordinance §1185.04 a Comprehensive Development Plan has been submitted for review by the Municipal Planning Commission.

Description of Request: Recommendation of Approval of the Comprehensive Development Plan to City Council

COMMENTS - Current Meeting:

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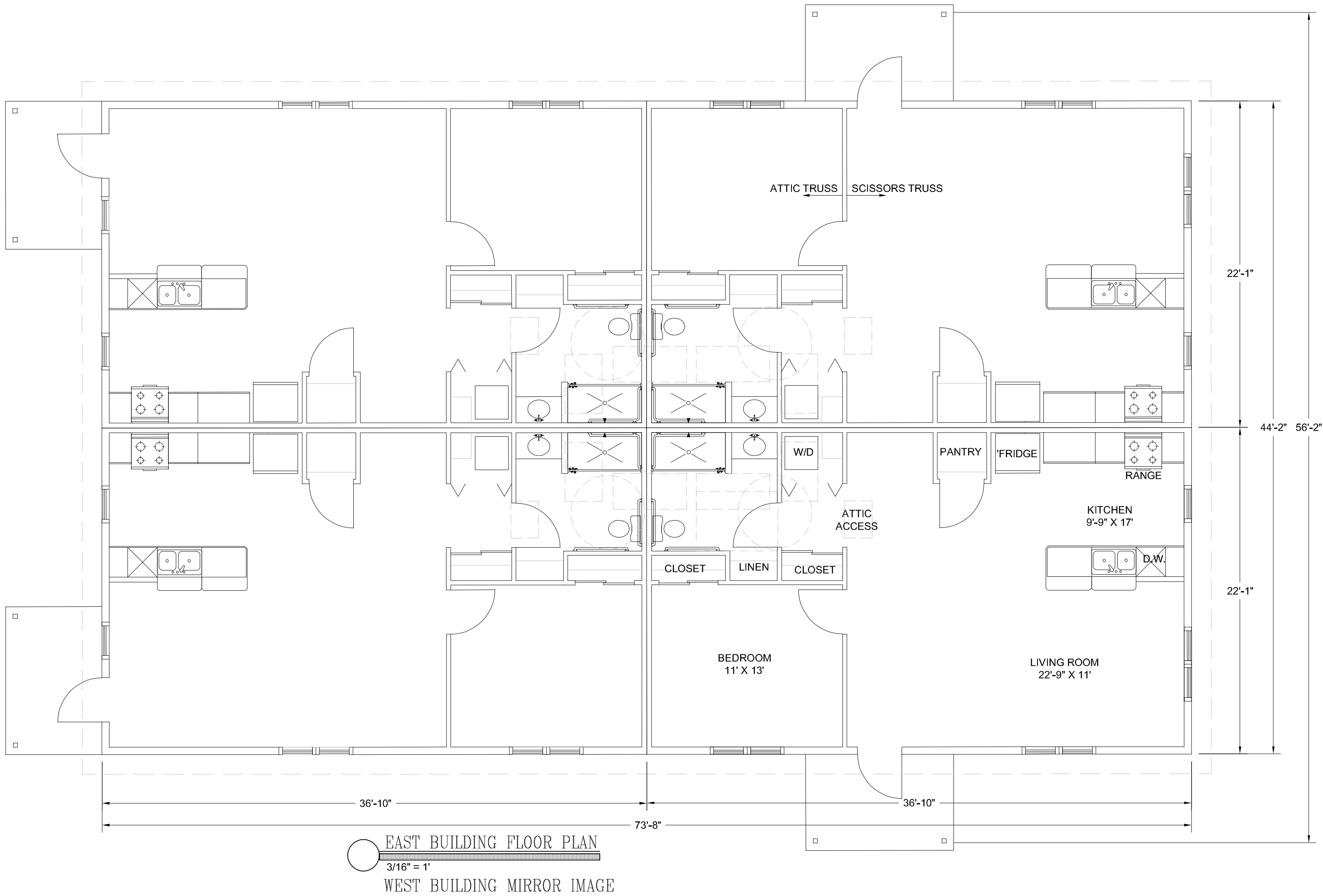
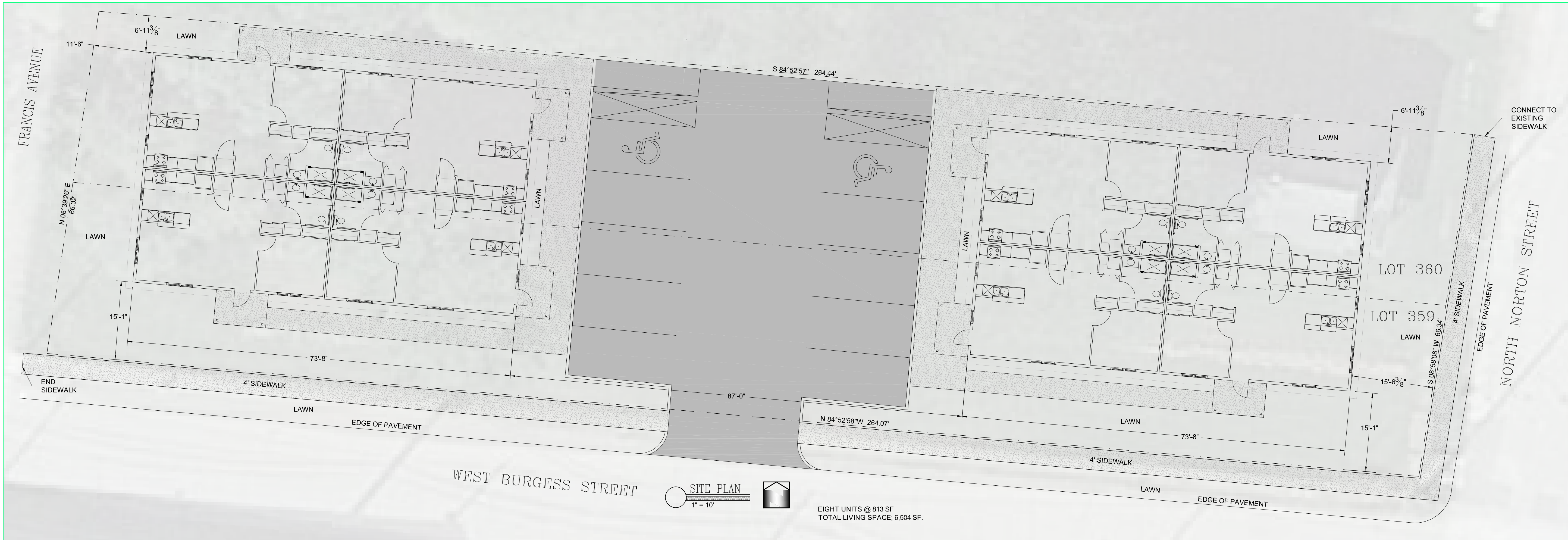
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RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Alt. Member
SECONDER:	Austin Swallow, Member
AYES:	Richard Dzik, Todd Hawkins, Austin Swallow, Jason West
EXCUSED:	Matthew T. Starr, Eric Diehl



CITY OF MOUNT VERNON ZONING

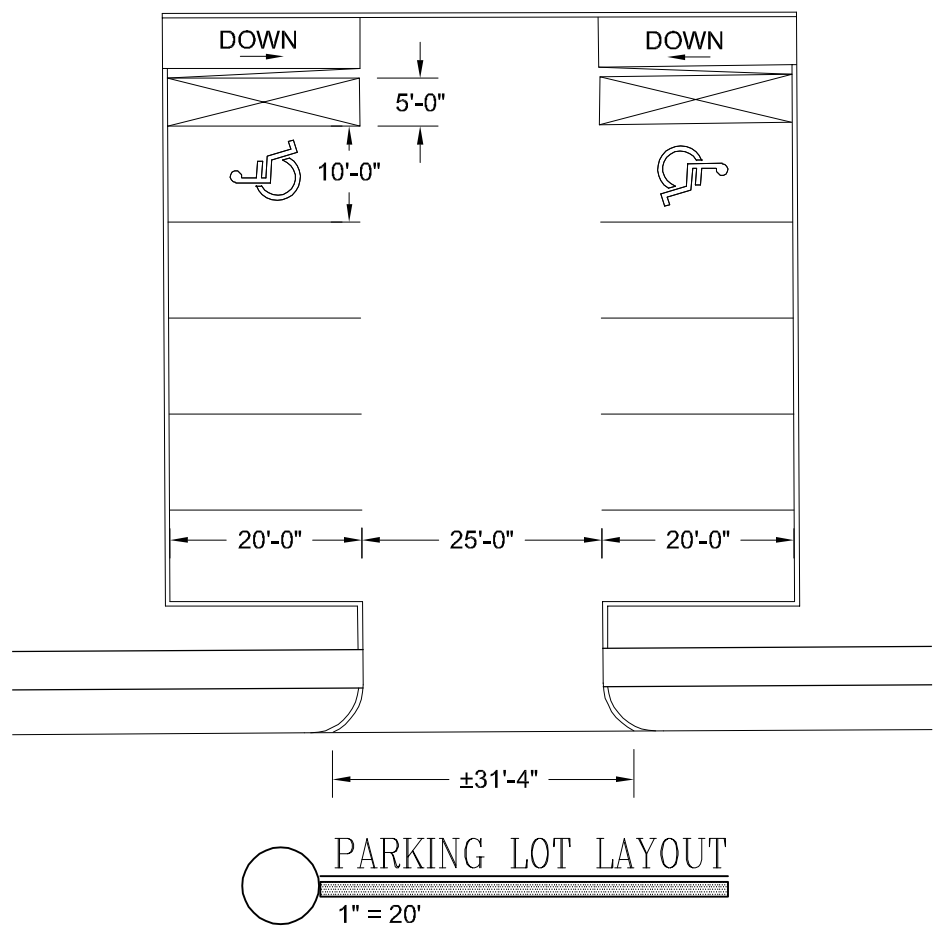
SITE ADDRESS: FORMERLY 301 AND 303 NORTH NORTON STREET
ZONING DISTRICT: PCDD, PLANNED COMMERCIAL DEVELOPMENT DISTRICT
MINIMUM REQUIRED LOT AREA: NONE
ACTUAL LOT AREA: 17,511 SQUARE FEET (0.402 ACRES)
MINIMUM REQUIRED LOT WIDTH: NONE
ACTUAL LOT WIDTH: 66.34' NORTH NORTON STREET
264.07' WEST BURGESS STREET
66.32' FRANCIS AVENUE

FRONT YARD: NORTON BURGESS FRANCIS
MINIMUM REQ. >20' >10' NONE
*NOTE: AVERAGE OF THOSE STRUCTURES ALONG THE SAME BLOCK FACE.
ACTUAL MIN. ±15' ±15' ±11'-6"

SIDE YARD: NO SIDE YARDS
MINIMUM REAR YARD: NONE
ACTUAL REAR YARD: ±7'
MAXIMUM BUILDING HEIGHT ALLOWED: 60'
ACTUAL BUILDING HEIGHT ±12'-7"
ALLOWABLE GROUND COVER: UP TO 95%
ACTUAL COVERAGE: 37%

PARKING REQUIREMENT:
SECTION 1174.11 ELDERLY HOUSING PARKING
10' X 20' SPACES WITH 22' WIDE AISLE:
1 SPACE PER DWELLING PLUS ONE PER STAFF PER SHIFT.
NO FULL TIME ON SITE STAFF WILL BE PRESENT.

RESIDENCE SPACES: 8 REQUIRED, 10 PROVIDED (2 ADA STALLS)



LOCATION MAP
NTS

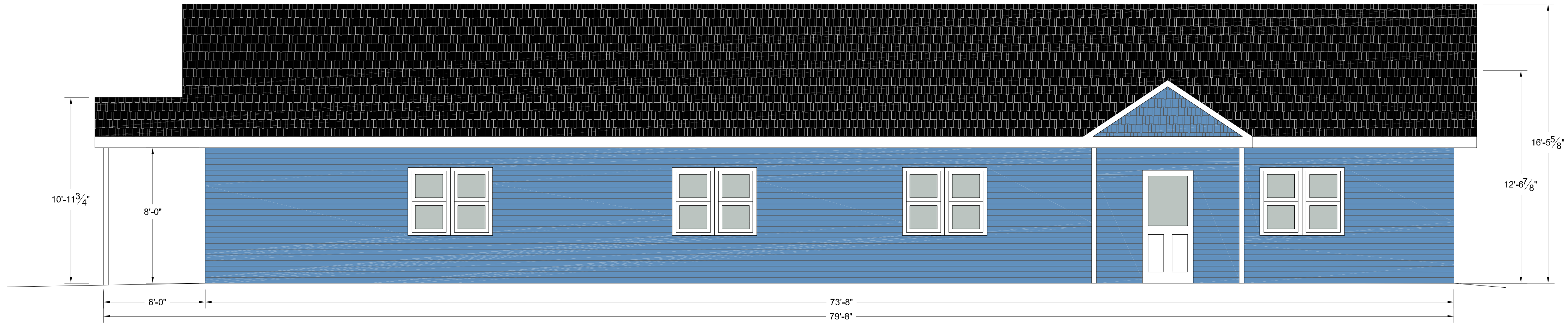
APPLESEED BUILDING COMPANY
362 LENOX AVENUE, MANSFIELD, OHIO 44906
PHONE/FAX 419-756-4410

AREA AGENCY ON
AGING – DISTRICT 5

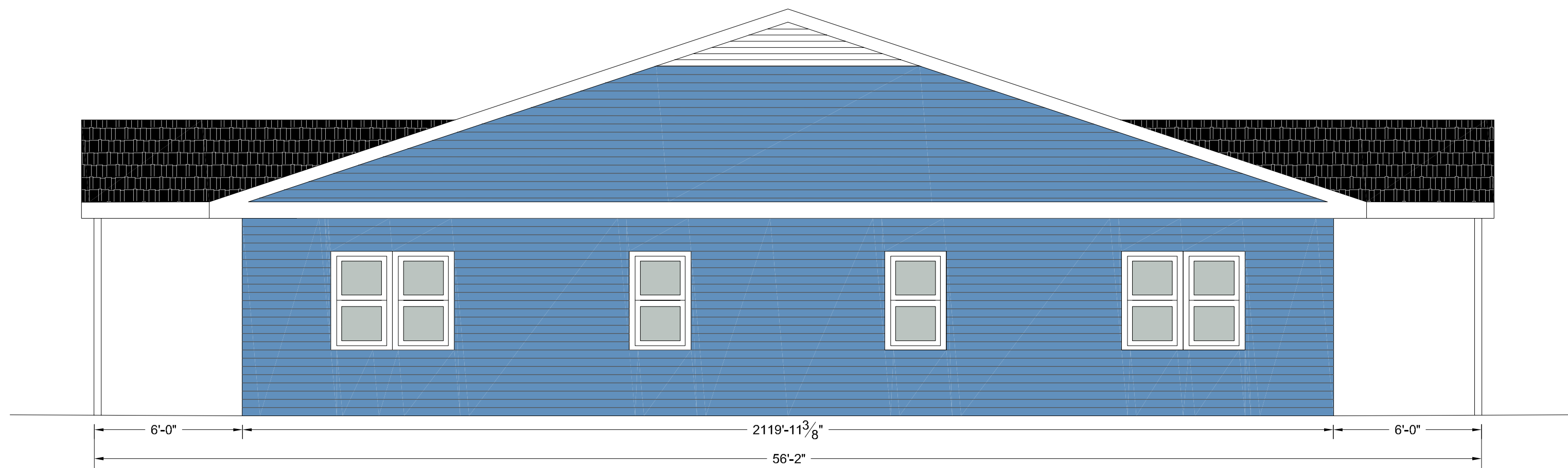
SENIOR HOUSING – PRELIMINARY

DATE	REVISIONS	SCALE	DR. BY	DRW
09-06-22	06-22-23	AS NOTED	APP. BY	

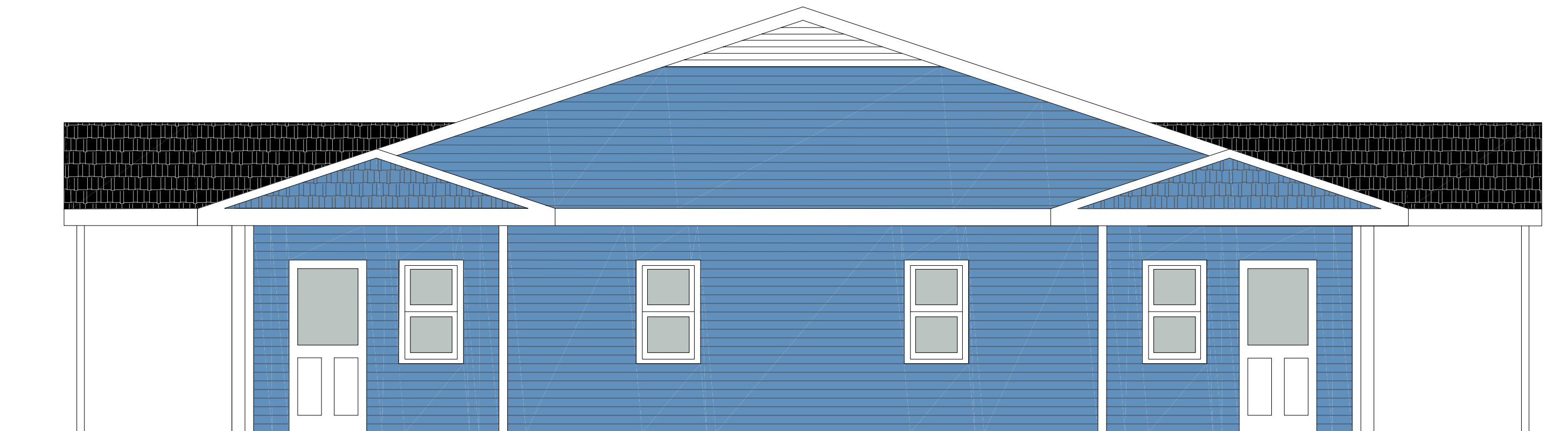
1/2



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



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



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

09-06-22

06-20-23

SEAL

APPLESEED BUILDING COMPANY

362 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-756-4410

AREA AGENCY ON
AGING – DISTRICT 5

SENIOR HOUSING – PRELIMINARY

DATE	REVISIONS	SCALE	DR. BY	DRW
09-06-22	06-22-23	AS NOTED	APP. BY	

2/2