



Municipal Planning Commission

December 8, 2022

Regular Meeting

Minutes

4:00 PM

CALL TO ORDER

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

Others in attendance: City Engineer Brian Ball; City Development Services Director, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Ronald Sheets; Chad VanSickle

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Nov 10, 2022 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Eric Diehl, Alt. Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Dzik, Diehl, Hawkins, Warga
EXCUSED:	Swallow, Drews

MPC ITEMS

- 2022-MPC-37 : Gilchrist Estates North Condos Roanoke ST Minor Layout Change & Final Plat

Blankenhorn introduced the case: 2022-MPC-37 Gilchrist Estates North Condos Roanoke ST minor layout change and preliminary plat change. She explained there is a change from the published agenda; from final plat to preliminary plat.

Broeren said today's meeting will deal with the number and placement of the units. The street dedication will go to Council on December 27.

Ball verified, with an approval today construction can commence. The road dedication is not restricting them from starting construction of the housing units.

VanSickle (sworn in) explained the proposed change as a couple condominium structures going from side-by-side units to single unit structures. This will reduce the number of units and structures from 10 2-unit structures to 7 2-unit structures and 2 single unit structures. VanSickle said the main reason for this change is

mostly for site grading. This will provide more room between the structures. Pads have been built already for the units. There is no change to the condo association. He reported the road is completed. The curb and asphalt is in. They are ready to get started on the construction of the condos.

There was no further testimony or communications submitted through the Development Services Manager. There were no engineering or legal concerns.

Dzik made a motion to approve the minor layout change to the preliminary plat.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Richard Dzik, Member
SECONDER:	Eric Diehl, Alt. Member
AYES:	Starr, Dzik, Diehl, Hawkins, Warga
EXCUSED:	Swallow, Drews

ADJOURN

- Adjourn Motion

Warga made a motion to adjourn the meeting, Hawkins seconded and the meeting was adjourned at 4:06 PM.



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 12/08/22 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3698)

DOC ID: 3698

**2022-MPC-37 : GILCHRIST ESTATES NORTH CONDOS ROANOKE ST MINOR LAYOUT
 CHANGE & FINAL PLAT**

Per Codified Ordinance 1135.07 a request for final plat review and street dedication has been submitted for review by the Municipal Planning Commission.

Description of Request: A portion (Roanoke ST) of the North Condos is presented for minor layout change review and dedication of the Public Right of Way.

COMMENTS - Current Meeting:

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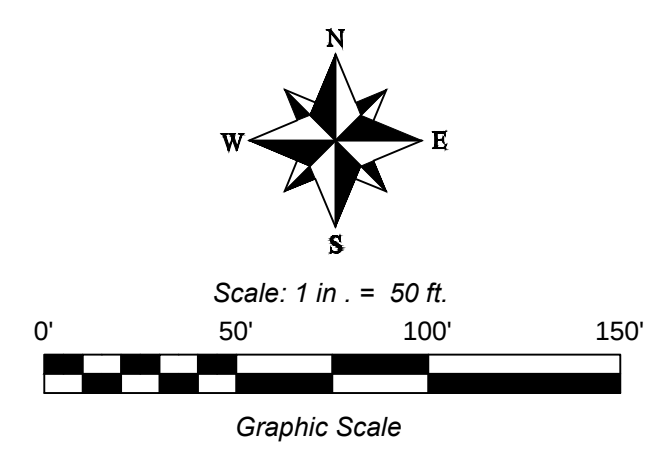
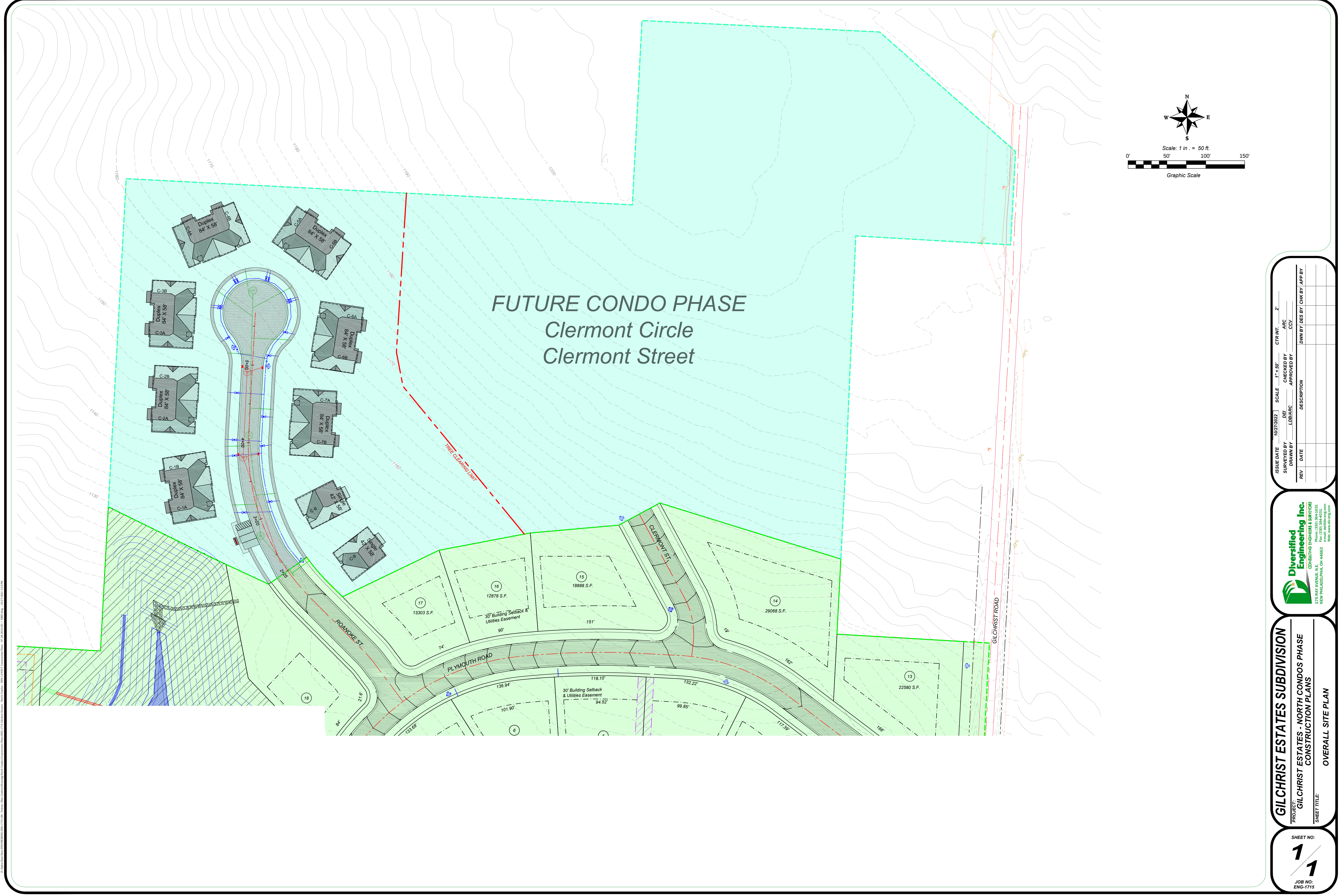
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AYES: Starr, Dzik, Diehl, Hawkins, Warga
EXCUSED: Austin Swallow, Robert Drews



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JOB NO:
ENG-1715

PROJECT:
GILCHRIST ESTATES - NORTH CONDOS PHASE
CONSTRUCTION PLANS

SHEET TITLE:
OVERALL SITE PLAN

10/27/2022

SCALE

1" = 50'

CTR. INT.

2"

SURVEYED BY

LOU/ARC

CHECKED BY

ARC

DATE

DATE

DESCRIPTION

DESCRIPTION

OWN BY

DES BY

CHK BY

APP BY



Diversified
Engineering Inc.

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Attachment: ENG-1715 Gilchrist Estates - North Condos Layout - 2022-10-27 (3688 : 2022-Mpc-37)

Packet Pg. 5