



Municipal Planning Commission
Regular Meeting

Minutes

February 8, 2024
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
Tanner Salyers	Safety Service Director	Present
Anne Ellsworth	Member	Present
Matthew T. Starr	Chairman	Present
Todd Hawkins	Member	Present
Austin Swallow	Member	Present
Eric Diehl	Alt. Member	Excused
Jason West	Alt. Member	Excused

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Customer Service Support Specialist, April Brady; City Law Director, P. Rob. Broeren; Ronald M. Sheets; Mike Hillier; Kathy Lester; Patrick Mackie; Ernest J. Pido; Claudia Pido; James Mahan; Darrian Edwards; Barbara Glancy; Neil McIlvoy; John Walsh; Sam Filkins; Jim Stulka; Marsha Kelso; et als

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Jan 11, 2024 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Austin Swallow, Member
SECONDER:	Tanner Salyers, Safety Service Director
AYES:	Salyers, Ellsworth, Starr, Hawkins, Swallow
EXCUSED:	Diehl, West

MPC ITEMS

- 2024-MPC-03 : Upper Gilchrist RD Parcel #71-00050.000 - Comprehensive Development Plan

Blankenhorn introduced the case.

Mackie (sworn in) explained his request for approval of a Comprehensive Development Plan for parcel 71-00050.000 on Upper Gilchrist RD. The zoning designation of the property was amended to PND in November

2023. He provided a brief overview of his organization, Lemmon Development. They are proposing to build 156 units spread across 31 residential buildings targeted towards individuals aged 55 and above. The community would offer duplex and quadplex villas, 6-unit villas; and 8-unit single story apartments. Unit sizes range from 700-sf, one-bedroom apartments to 1,300-sf two bedroom villas each equipped with garage access. The projected development's construction cost will fall within the range of 30-32 million dollars, with estimated rents averaging about \$1.75/sf. That equates to a rent range of \$1,000 to \$2,300 per month. The amenities are set to include a clubhouse, walking path, and pickleball court. Brookwood Management, Lemmon's affiliated company would assume the role as property manager. Brookwood currently manages nearly 1,500 multi-family units. All roads within the community would remain private. Their landscaping plans provide for increased buffering for the residents to the east and northwest. Various elevation examples were provided as part of their submittal. The project would likely unfold in 2 phases.

Walsh (sworn in) reviewed the architectural representations of the proposed villas and apartments. Unique to this project, instead of parking garages, they are now able to connect most of the garages with a direct entry into the dwelling unit. There was a representation of the clubhouse. The submitted plan showed a pool, but Walsh said that will be pickleball courts. He reiterated the roads will be private. The utilities will be public. He noted the planned walking trails, greenspace, and buffering around the perimeter. The submittal contained a statement addressing the development standards listed in the Code. The lot will remain 1 large lot. The building arrangement provides for open space behind the buildings. Proposed density is 4.5 units/acre, meeting the 5-maximum permitted. This will be a multifamily development. Building heights will be a maximum of 24' with most roof pitches steeper than 4/12 for aesthetics. Minimum square footage requirements will be met with apartment units exceeding 700-sf and villa units exceeding 1,200-sf. Parking requirements will be met with 2-car garages on most of the villa units plus 2 exterior spaces. The apartments have a 1-car garage with 1 exterior space plus additional parking on the north side. 108 villa units and 48 apartments are planned. Walsh said phasing hasn't been determined, but probably at least a 2-phase project. He said traffic patterns and parking are shown on the plan to meet Code requirements. Trash is planned as individual pickups from each unit. There is no plan to have dumpsters. No development incentives are being sought.

Salyers, utilizing the staff report completed by the Development Services Manager, addressed the individual trash pickup, needing more clarification as §1173.15 regulates a refuse collection area for multifamily residential use. Walsh said they would put in dumpsters, though it is not their preference. Starr said some developments have them and some do not, with individual pickup. Walsh said a multistory complex would probably have a trash receptacle. Starr questioned if it would be 1 trash company or multiple. The City allows for different vendors. Walsh said it would be managed by Brookwood Management and they select a single vendor. Salyers asked if an HOA or POA is proposed for the property. Walsh said probably not because they are all rental units. There is no ownership. There will be guidelines and standards as part of the rental agreement.

Salyers said there are community concerns about traffic congestion. A single trash vendor will help with that. Starr asked whether they have considered the CRA or NCA. The CRA is Community Reinvestment Area which is a tax deferment of property improvements and the NCA is New Community Authority which is another economic development tool that is used and adds millage to that development to pay for infrastructure. Mackie said they have been in contact with Jeff Gottke for both the NCA and tax payment. His understanding is that the process has changed recently. The CRA is no longer guaranteed; it is now negotiable. There is a process for that that they are not familiar with so it wasn't included with the submittal. The conversations are ongoing.

Blankenhorn drew attention to 2 near 90° corners on the north side Road D that don't appear to be conducive to driving patterns. Walsh said they would fill the square corners with a round corner. He said they have a program that will run a fire truck through and show how it tracks to make sure that it is accessible with the fire apparatus.

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Post Office requires it. Blankenhorn said that is not identified on the plan. Walsh said they would probably add that adjacent to the community center where the parking is.

Salyers asked if the roads would have curb and gutter. Walsh said he doesn't believe so, they will probably be an inverted pavement with a storm sewer going down through the middle. They are private and they will maintain them.

Broeren asked if they will not have a sidewalk. The plans say a 3' asphalt lane that is divided by a line. Walsh said that is correct. He was not certain that they have decided whether it will be asphalt and striped or whether it will be an actual concrete. He said it meets the ADA guidelines as far as providing accessible routes into the buildings. Broeren said there has been an increase in pedestrian/car deaths. He is concerned with having the pedestrians on the same level with the cars without any separation. A yellow line striped on the asphalt is probably not going to provide a lot of protection, especially in a community that is aimed at 55 and older. He wonders if it might be better to do concrete sidewalks to get the people up off the road. Walsh said they would be willing to look at that and see if that will work.

Salyers asked if the plan for no curb and gutter works with the City's stormwater plans for this area. Ball said if they don't intend to turn the streets over to the City, they do not need to meet the City's specifications for asphalt thickness and standards. Typically City streets are crowned and inverted. The only place they need to meet our standards would be at the entrance that connects to the street. Walsh said the entrance could be wrapped with curb returns back in. He asked if the planned improvements to Upper Gilchrist Road include sidewalks. Ball said yes. Walsh said the entrance would be designed to look like a City intersection to make the transition. Ball said sometimes with stormwater if you are not dealing with sidewalks it works to have the stormwater exit the road and go to grass. It actually reduces the need and the size of the stormwater pond. You really want the curb for safety for pedestrians, to have that separation. Walsh said their intent is to have 2 stormwater ponds and they will be designed to City Standards.

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Starr said the street names and the name of the subdivision are not identified, which is required. Mackie said they have a vetting process to come up with names. There are several possibilities in the works. Walsh asked if there is a 9-1-1 requirement, assuming a name can't be duplicated in the City. He asked if that also applies to the County. Salyers said there are duplicate names in the County. Ball said we prefer not to. He said this property is technically in the County and in the City because of the Type-2 annexation. His suggestion is to not duplicate a name.

Starr asked about identifying building setback lines. Walsh said they are on there, but they are probably not called out. The goal is to have a 25' minimum driveway length, from the edge of pavement to the front of the garage. Broeren said 25 TYP is on the noted on the drawing, but the actual setback is not provided. Walsh asked if the City would like them to add that. Blankenhorn said that is one of the items included on the preliminary plat checklist.

Starr asked who did the survey. Walsh said right now it is a survey of record. The legal description of record was used.

Starr asked Blankenhorn to explain what no profiles or cross sections meant, as noted on her staff report.

Blankenhorn said that is part of the preliminary plat checklist that is included in City Code. Profiles and cross sections are required to be provided for the streets, sanitary sewer, and waterlines. Walsh said the water and sewer can be added. He asked the City Engineer if cross sections are more typical for a City street or do you not differentiate. Ball said the sewer can't be private. Water may be public or private. Ball asked if we were doing plat and development plan or just development plan. Blankenhorn said one of the requirements of the Comprehensive Development Plan is a Preliminary Plat conforming to the subdivision regulations and including at least 20% of the total acreage included in the Comprehensive Development Plan. Walsh asked if they do not go through the Preliminary Plan process, it is rolled into the Comprehensive Plan, as a requirement. Ball said there is a plan and a plat. Blankenhorn said they have submitted for a Comprehensive Development Plan. Part of the requirements for that is a Preliminary Plat. There is a checklist for the Preliminary Plat and not all of the items are addressed with the submittal. Walsh said those items can be added.

E. Pido (sworn in) asked if the natural materials mentioned includes vinyl siding and what the roof pitch will be. He asked if there are no sidewalks how are the residents to get to the walking paths or pickleball court. He assumes, bases on the presentation that they will have to walk in the road. That is a safety element. He asked how this development transitions with the other developments that are currently being built. Is there privacy trees or fences or any type of separation or do they just run into all the other developments. Are they partitioned? Are there any ordinances with these rentals with regard to parking on streets including campers, trailers, and trucks. What ordinances will there be for maintaining the property? Walsh said there will be vinyl siding. There will be a mixture of wood, vinyl, and stone or brick. He doesn't know what the roof pitch will be. They are not 4/12. They're probably 6/12 or steeper. Walsh said one side of the street will have a path or sidewalk for pedestrians. Addressing the concern about campers, trailers, and truck parking, Walsh said that is not a concern in the communities that they manage. Mackie said as far as parking, the plan shows 528 spaces for 156 units, which he thinks is plentiful. Ball asked if there is something in their lease that addresses this. Mackie said that is probably goes community by community depending on what type of community it is.

Salyers continued with reiterating Pido's question about how this property will transition into the other properties. Mackie said they have a landscaping plan that shows some buffering around. There has been some communication with Rockford Homes, but they are set on their development plan and their phasing strategy. The communities will not have a connection aside from landscape buffering. Walsh said if they were public streets and a standard allotment, code would likely require a street access to the neighbors, but since these are private a connection is not required.

Salyers said during the rezoning process a neighbor expressed concern about light pollution. Mackie said the landscaping plans show considerable buffering, specifically for the residents that expressed concern during the rezoning process. There is a lot of space around the perimeters and a stormwater basin was added on the north side. The landscaping plan was displayed. Starr asked Ball if these plans have been submitted to the Shade Tree Commission. Ball said this development is not required to submit plans to the STC because they are not platting a public street or subdividing the land. The plan does have a good number of trees. Without counting the trees, it would probably meet the rules if they were platting a road.

Mahan (sworn in) said ADF has been encouraging people to think about transportation beyond the car. When this plan is submitted to Council, he would like to see the thought for how non-automotive traffic will get across Upper Gilchrist Road, out of the development and possibly on to Coshocton Road, whether it's pedestrian, bicycle, or some other non-automotive traffic. How will this link into what else is going on on Coshocton Road?

Ball said City Council has authorized his office to enter into contract with GPD Group to design a new Upper Gilchrist Road that will include a bike trail on the east side and a sidewalk on the west side. This will most likely include curb and gutter and drainage features. He said the township road probably doesn't meet City standards now. The design contract is partially funded and will likely be fully funded with the passage of the budget, if it is included.

Hillier (sworn in) said trash pickup was discussed earlier. An area township considered having projects built as though they would be in the neighboring village because often times project fall through and the City has to take over, so the streets need to meet City standards. There are a number of items in this proposal that do not

meet City standards such as streets and curbs. Is the street design such that emergency vehicles can access with issue. As for the trash, The Eastern Star will utilize dumpsters as will Rockford Homes. There are several apartment complexes in the City that utilize dumpsters. This ensures that trash cans aren't left out along the street. The CRA and NCA was touched upon, though there is no agreement yet. He would like to see that pursued and made a part of this contract. This will ensure that Upper Gilchrist Road is taken care of. There were a lot of probable's discussed so he assumes the proposal will not be approved in this meeting.

Mackie addressed trash pickup saying this will be managed by Brookwood Management. All maintenance is managed by the organization. There will be an onsite property manager. If people don't adhere to their lease agreement there are repercussions. He said the example of Rockford utilizing dumpster is not an equal comparison of dwelling units. Starr said different developments have different options.

Hillier said he understands there will be management. He also understands there are other apartment complexes in the City with management. Management changes. That is something to keep in mind. Rockford Homes was asked exactly what their management was going to do and how it would be written into the lease. Kelson (sworn in) said, agreeing with Hillier, there have been a lot of maybes discussed today but is any of it written down anywhere. She doesn't understand the private group and not the City working with it. Starr explained this is a site development plan proposal that comes before the MPC. The MPC will make a recommendation to City Council as to the approval or disapproval of the plan. The MPC decision can also be tabled if there are not satisfactory answers to the questions. City Council will have a Public Hearing and likely 3 readings. Kelso added that there is a resident in the other Lemmon development in Mount Vernon, Danbury, that has items stored outside such as a canoe and other items. She voiced other concerns about Upper Gilchrist Road. She asked if the City going to keep an eye on the management and keep it under control. Starr said the roads in the development will be private. Kelso asked about the public road access to this proposed development. Ball said the City is in the design process of a complete reconstruction of Upper Gilchrist Road to the northern most limit of the City. The road will be reconstructed to the northern most point of the Schlabach property located on the west side of Upper Gilchrist Road. North of that is not the City's jurisdiction. The property being discussed today is in the City and the township so the township will be getting real estate tax that can be used to improve the road north of the City limit. The City will rebuild the road using Tax Increment Financing District, TIF, funds and potentially other programs. Kelso asked if the design would be done before this development is started or approved. Ball explained that the design is currently funded through the middle of the year with interim appropriations. If the City budget passes on Monday, the project will be fully funded and the design would most likely be done before this development would be in their permitting phase. If the design project is eliminated from the City budget, then the project will be have an unknown future.

Stulka (sworn in) asked where this developments entrance aligns on Upper Gilchrist Road. The plan image was displayed and zoomed in on the TV display for Stulka to view (drawn to be located across from the shared property line of the Sheets and Lester properties). Ball added that this is a plan, not a permit document. If the plan is approved a detailed drawing will be provided with a detailed location of the entrance, waterlines, sewer lines. This is an approximation. Stulka asked how much this will affect the four houses that have been beaten up by all of the development around them. He does not support the development taking place around his and others homes on Upper Gilchrist Road, describing it as terrible. He doesn't feel as though any of his or his neighbors' words have been heard throughout the meetings involving property development in the area. Stulka said there are stakes in his yard for the design of the road improvements. 10' to the road is huge to him. He is concerned for the safety of his child with the proximity of the house to the proposed road alignment. He said anything that pertains to this property and the construction of Upper Gilchrist needs to be taken out of Mount Vernon roads. He doesn't think anything in Monroe Township should be touched. He doesn't think he should lose any frontage. He doesn't think he should have to deal with a 3-lane road in front of his house. He is not appreciative of how Mount Vernon has handled any of his and his neighbors' situations. He talked about a discussion in another meeting about a firehouse on an adjacent property. Stulka said he understands the growth is needed. He also thinks everyone could be made happy if it is looked at in a different aspect. He suggested an access road through an adjacent property eliminating access to Upper Gilchrist. He would like to

be able to maintain his property and way of life in a similar way as prior to this development.

C. Pido (sworn in) spoke in agreement with Stulka, stating she and her husband purchased their land seeking privacy. She said she understands growth and development and revenue. She asked for consideration to plant a double layer of pine trees along the property lines to reduce noise, instead of shade trees.

Sheets (sworn in) said he is not particularly excited about where the entrance is proposed on the plan. He voiced his concern with how the road is being designed. Expansion will cause loss of trees, Stulka's driveway will be shortened. Sheets asked if the road could be expanded on the developers (east) side, that would really help with the sense of working with the existing township residents. There are utilities that would need to be relocated. He and his neighbors would like to maintain as much rural community as they can.

Ball noted that Rockford Homes offered some of their real estate for the bike path to be built on the side of the road (east) that they are located. There is considerable utility work. The City will definitely consider pushing more to the east along the subject property, similar to the Rockford Homes agreement, though that is a conversation that needs to happen.

Starr asked Ball if he has any other engineering concerns at this time. Ball said they are not offering any variances for stormwater in the Center Run Watershed. All EPA and City standards have to be met. Post construction survey inspection will be conducted, requiring as-builts and certified plans showing the construction meets what is permitted.

Ball explained that City Code requires Shade Tree Commission involvement only with platted subdivisions.

Broeren noted that, as pointed out by Blankenhorn, the submission fails to meet a number of items on the Preliminary Plat checklist. Until those issues are resolved and information provided it is his opinion that Municipal Planning cannot move forward with consideration of the development plan.

Salyers made a motion to table the proposal to the next regular meeting. Hawkins seconded.

Salyers said that he wants the developer to have plenty of time to address and consider the concerns voiced so that when the Commission makes a recommendation to Council everything will be nice and tied up so that Council can answer their questions and the communities' are taken care of.

It was noted that MPC meetings are held the second Thursday of the month at 4 o'clock.

Voting to table was AIF.

RESULT:	TABLE
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Next: 3/14/2024 4:00 PM

ADJOURN

- Adjourn Motion

Salyers made a motion to adjourn the meeting, Swallow seconded and the meeting was adjourned at 5:10 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tanner Salyers, Safety Service Director
SECONDER:	Austin Swallow, Member
AYES:	Salyers, Ellsworth, Starr, Hawkins, Swallow
EXCUSED:	Diehl, West



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 02/08/24 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3952)

DOC ID: 3952

**2024-MPC-03 : UPPER GILCHRIST RD PARCEL #71-00050.000 - COMPREHENSIVE
 DEVELOPMENT PLAN**

Per Codified Ordinance 1163.03 a Comprehensive Development Plan has been submitted for Municipal Planning Commission review and recommendation to City Council.

Description of Request: Lemmon Development proposes to develop Parcel #71-00050.000, a 33.89-acre parcel located on Upper Gilchrist RD. The plan consists of a variety of 2-unit, 4-unit and 6-unit villas and 8-unit apartment buildings, along with open area, a club house, pool and walking trails. The total proposed density is 4.6 units per acre.

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

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Starr asked Blankenhorn to explain what no profiles or cross sections meant, as noted on her staff report. Blankenhorn said that is part of the preliminary plat checklist that is included in City Code. Profiles and cross sections are required to be provided for the streets, sanitary sewer, and waterlines. Walsh said the water and sewer can be added. He asked the City Engineer if cross sections are more typical for a City street or do you not differentiate. Ball said the sewer can't be private. Water may be public or private. Ball asked if we were doing plat and development plan or just development plan. Blankenhorn said one of the requirements of the Comprehensive Development Plan is a Preliminary Plat conforming to the subdivision regulations and including at least 20% of the total acreage included in the Comprehensive Development Plan. Walsh asked if they do not go through the Preliminary Plan process, it is rolled into the Comprehensive Plan, as a requirement. Ball said there is a plan and a plat. Blankenhorn said they have submitted for a Comprehensive Development Plan. Part of the requirements for that is a Preliminary Plat. There is a checklist for the Preliminary Plat and not all of the items are addressed with the submittal. Walsh said those items can be added.

E. Pido (sworn in) asked if the natural materials mentioned includes vinyl siding and what the roof pitch will be. He asked if there are no sidewalks how are the residents to get to the walking paths or pickleball court. He assumes, bases on the presentation that they will have to walk in the road. That is a safety element. He asked how this development transitions with the other developments that are currently being built. Is there privacy trees or fences or any type of separation or do they just run into all the other developments. Are they partitioned? Are there any ordinances with these rentals with regard to parking on streets including campers, trailers, and trucks. What ordinances will there be for maintaining the property? Walsh said there will be vinyl siding. There will be a mixture of wood, vinyl, and stone or brick. He doesn't know

what the roof pitch will be. They are not 4/12. They're probably 6/12 or steeper. Walsh said one side of the street will have a path or sidewalk for pedestrians. Addressing the concern about campers, trailers, and truck parking, Walsh said that is not a concern in the communities that they manage. Mackie said as far as parking, the plan shows 528 spaces for 156 units, which he thinks is plentiful. Ball asked if there is something in their lease that addresses this. Mackie said that is probably goes community by community depending on what type of community it is.

Salyers continued with reiterating Pido's question about how this property will transition into the other properties. Mackie said they have a landscaping plan that shows some buffering around. There has been some communication with Rockford Homes, but they are set on their development plan and their phasing strategy. The communities will not have a connection aside from landscape buffering. Walsh said if they were public streets and a standard allotment, code would likely require a street access to the neighbors, but since these are private a connection is not required.

Salyers said during the rezoning process a neighbor expressed concern about light pollution. Mackie said the landscaping plans show considerable buffering, specifically for the residents that expressed concern during the rezoning process. There is a lot of space around the perimeters and a stormwater basin was added on the north side. The landscaping plan was displayed. Starr asked Ball if these plans have been submitted to the Shade Tree Commission. Ball said this development is not required to submit plans to the STC because they are not platting a public street or subdividing the land. The plan does have a good number of trees. Without counting the trees, it would probably meet the rules if they were platting a road.

Mahan (sworn in) said ADF has been encouraging people to think about transportation beyond the car. When this plan is submitted to Council, he would like to see the thought for how non-automotive traffic will get across Upper Gilchrist Road, out of the development and possibly on to Coshocton Road, whether it's pedestrian, bicycle, or some other non-automotive traffic. How will this link into what else is going on on Coshocton Road?

Ball said City Council has authorized his office to enter into contract with GPD Group to design a new Upper Gilchrist Road that will include a bike trail on the east side and a sidewalk on the west side. This will most likely include curb and gutter and drainage features. He said the township road probably doesn't meet City standards now. The design contract is partially funded and will likely be fully funded with the passage of the budget, if it is included.

Hillier (sworn in) said trash pickup was discussed earlier. An area township considered having projects built as though they would be in the neighboring village because often times project fall through and the City has to take over, so the streets need to meet City standards. There are a number of items in this proposal that do not meet City standards such as streets and curbs. Is the street design such that emergency vehicles can access with issue. As for the trash, The Eastern Star will utilize dumpsters as will Rockford Homes. There are several apartment complexes in the City that utilize dumpsters. This ensures that trash cans aren't left out along

the street. The CRA and NCA was touched upon, though there is no agreement yet. He would like to see that pursued and made a part of this contract. This will ensure that Upper Gilchrist Road is taken care of. There were a lot of probable's discussed so he assumes the proposal will not be approved in this meeting.

Mackie addressed trash pickup saying this will be managed by Brookwood Management. All maintenance is managed by the organization. There will be an onsite property manager. If people don't adhere to their lease agreement there are repercussions. He said the example of Rockford utilizing dumpster is not an equal comparison of dwelling units. Starr said different developments have different options.

Hillier said he understands there will be management. He also understands there are other apartment complexes in the City with management. Management changes. That is something to keep in mind. Rockford Homes was asked exactly what their management was going to do and how it would be written into the lease.

Kelson (sworn in) said, agreeing with Hillier, there have been a lot of maybes discussed today but is any of it written down anywhere. She doesn't understand the private group and not the City working with it. Starr explained this is a site development plan proposal that comes before the MPC. The MPC will make a recommendation to City Council as to the approval or disapproval of the plan. The MPC decision can also be tabled if there are not satisfactory answers to the questions. City Council will have a Public Hearing and likely 3 readings. Kelso added that there is a resident in the other Lemmon development in Mount Vernon, Danbury, that has items stored outside such as a canoe and other items. She voiced other concerns about Upper Gilchrist Road. She asked if the City going to keep an eye on the management and keep it under control. Starr said the roads in the development will be private. Kelso asked about the public road access to this proposed development. Ball said the City is in the design process of a complete reconstruction of Upper Gilchrist Road to the northern most limit of the City. The road will be reconstructed to the northern most point of the Schlabach property located on the west side of Upper Gilchrist Road. North of that is not the City's jurisdiction. The property being discussed today is in the City and the township so the township will be getting real estate tax that can be used to improve the road north of the City limit. The City will rebuild the road using Tax Increment Financing District, TIF, funds and potentially other programs. Kelso asked if the design would be done before this development is started or approved. Ball explained that the design is currently funded through the middle of the year with interim appropriations. If the City budget passes on Monday, the project will be fully funded and the design would most likely be done before this development would be in their permitting phase. If the design project is eliminated from the City budget, then the project will be have an unknown future.

Stulka (sworn in) asked where this developments entrance aligns on Upper Gilchrist Road. The plan image was displayed and zoomed in on the TV display for Stulka to view (drawn to be located across from the shared property line of the Sheets and Lester properties). Ball added

that this is a plan, not a permit document. If the plan is approved a detailed drawing will be provided with a detailed location of the entrance, waterlines, sewer lines. This is an approximation. Stulka asked how much this will affect the four houses that have been beaten up by all of the development around them. He does not support the development taking place around his and others homes on Upper Gilchrist Road, describing it as terrible. He doesn't feel as though any of his or his neighbors' words have been heard throughout the meetings involving property development in the area. Stulka said there are stakes in his yard for the design of the road improvements. 10' to the road is huge to him. He is concerned for the safety of his child with the proximity of the house to the proposed road alignment. He said anything that pertains to this property and the construction of Upper Gilchrist needs to be taken out of Mount Vernon roads. He doesn't think anything in Monroe Township should be touched. He doesn't think he should lose any frontage. He doesn't think he should have to deal with a 3-lane road in front of his house. He is not appreciative of how Mount Vernon has handled any of his and his neighbors' situations. He talked about a discussion in another meeting about a firehouse on an adjacent property. Stulka said he understands the growth is needed. He also thinks everyone could be made happy if it is looked at in a different aspect. He suggested an access road through an adjacent property eliminating access to Upper Gilchrist. He would like to be able to maintain his property and way of life in a similar way as prior to this development.

C. Pido (sworn in) spoke in agreement with Stulka, stating she and her husband purchased their land seeking privacy. She said she understands growth and development and revenue. She asked for consideration to plant a double layer of pine trees along the property lines to reduce noise, instead of shade trees.

Sheets (sworn in) said he is not particularly excited about where the entrance is proposed on the plan. He voiced his concern with how the road is being designed. Expansion will cause loss of trees, Stulka's driveway will be shortened. Sheets asked if the road could be expanded on the developers (east) side, that would really help with the sense of working with the existing township residents. There are utilities that would need to be relocated. He and his neighbors would like to maintain as much rural community as they can.

Ball noted that Rockford Homes offered some of their real estate for the bike path to be built on the side of the road (east) that they are located. There is considerable utility work. The City will definitely consider pushing more to the east along the subject property, similar to the Rockford Homes agreement, though that is a conversation that needs to happen.

Starr asked Ball if he has any other engineering concerns at this time. Ball said they are not offering any variances for stormwater in the Center Run Watershed. All EPA and City standards have to be met. Post construction survey inspection will be conducted, requiring as-builts and certified plans showing the construction meets what is permitted.

Ball explained that City Code requires Shade Tree Commission involvement only with platted subdivisions.

Broeren noted that, as pointed out by Blankenhorn, the submission fails to meet a number of items on the Preliminary Plat checklist. Until those issues are resolved and information provided it is his opinion that Municipal Planning cannot move forward with consideration of the development plan.

Salyers made a motion to table the proposal to the next regular meeting. Hawkins seconded.

Salyers said that he wants the developer to have plenty of time to address and consider the concerns voiced so that when the Commission makes a recommendation to Council everything will be nice and tied up so that Council can answer their questions and the communities' are taken care of.

It was noted that MPC meetings are held the second Thursday of the month at 4 o'clock.

Voting to table was AIF.

RESULT: TABLE

Next: 3/14/2024 4:00 PM



January 17, 2024

Subject: **Mt Vernon – Upper Gilchrist – Statement of Development Standards**
GBC Project No.: 56066

1163.02 DEVELOPMENT STANDARDS.

(a) Lot Requirements in the Planned Neighborhood District are:

- (1) Lot area: No minimum lot area is required, but an area can be considered a Planned Neighborhood District only if a variety of different types of dwelling units are used.

Response: The project will consist of a variety of 2-unit, 4 unit, and 6-unit villas and 8 unit apartment buildings

- (2) 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.

Response: The buildings have been arranged to provide an open area behind the buildings. The plan establishes the building separations.

- (3) The maximum density shall not exceed five dwelling units per net acre. Densities can be increased as provided for in Section 1163.02 (3)C. hereof. Public right-of-way shall not be included in the computation of new area.

Response: The density of the development is 4.6 units/ac. which is less than the 5 units/ac. maximum density.

- (4) Single family developments which do not utilize zero lot line clusters or equally creative site design must conform to the R-1 single family development standards.

Response: N/A as this project is a multi-family project.

(b) Building Requirements in the Planned Neighborhood District are:

- (1) Maximum height: Except as provided in subsection 1163.02 (c)(3) hereof, no multiple family structure shall exceed thirty-five feet in height and single family and two-family structures shall not exceed thirty feet in height.

Response: All proposed structures are single story. The apartment buildings will not exceed 24 feet in height, and the villa units will not exceed 21 feet in height.

A. Minimum floor areas:

1. Single family: 1,200 square feet.
2. Two family: 900 square feet each unit.
3. Multifamily: 700 square feet each unit.

Response: All villa units will exceed 1,200 square feet and all apartment units will exceed 700 square feet.

(c) Site Development Requirements in the Planned Neighborhood District are:

- (1) All applicable subdivision regulations and parking, sign and landscaping regulations of this Zoning Ordinance must be satisfied.

Response: Per Section 1174.05 two parking spaces per unit are required or 312 spaces. The plan provides for a total of 528 spaces as indicated on the plan. Landscaping will be as shown on the preliminary landscape plan.

- (2) A comprehensive development plan must be approved by the Planning Commission which includes all of the following elements:

- A. Location and size of residential uses indicating the location of any types of dwellings, the density for each separate area of land to be developed, the overall number of units to be constructed, and the overall density of the proposed development.

Response: The development includes 108 villa units and 48 apartment units. The total density of the proposed development is 4.6 units/acre.

- B. Location, size and type of nonresidential uses such as open space, parks, playgrounds, community facilities and schools to be located in the land to be developed.

Response: Non-residential uses are shown on the plan. This includes open area, a club house, pool and walking trails.

- C. Proposed phases of development of the land in terms of units, land area, streets, access and uses.

Response: Phasing TBD based on market conditions.

- D. Traffic patterns, streets, bikeways, access, parking areas and pedestrian walkways. Conflict between the movement of pedestrians, bicycles and vehicles shall be minimized.

Response: The traffic patterns, parking areas and pedestrian walkways are as shown on the plan.

- E. Trash collection systems to be used, the location and type of trash containers, and the types of enclosures to be used to screen trash containers from view.

Response: Individual Unit Pickup will be utilized for trash collection.

- F. A preliminary plat conforming to the subdivision regulations and including at least twenty percent (20%) of the total acreage included in the comprehensive development plan.

Response: The preliminary plan includes applicable information from Section 1135.02.

- (3) 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.

Response: N/A as no development incentives are being requested

- 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.

Response: N/A as no development incentives are being requested

- 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.

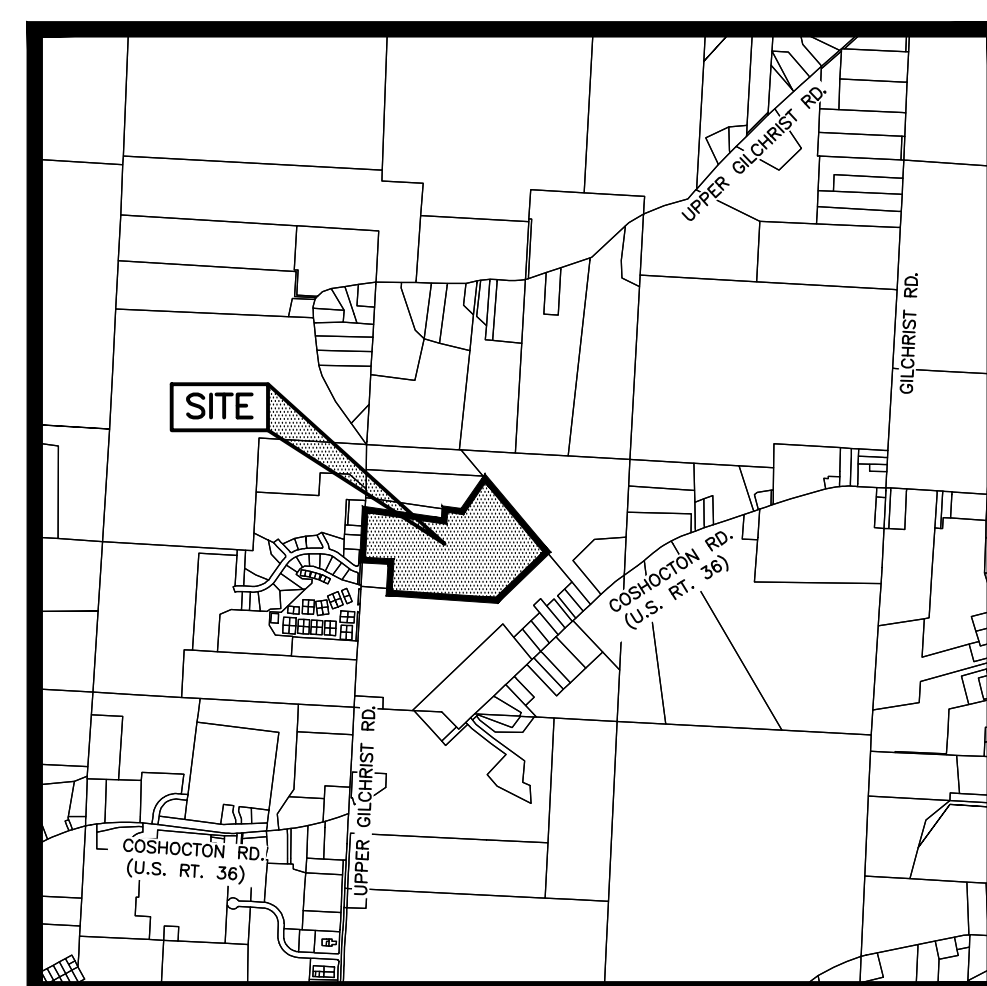
Response: N/A as no development incentives are being requested

- D. Land is provided for major community facilities and schools.

Response: N/A as no development incentives are being requested

- E. Total density shall not exceed eight dwelling units per acre. (Ord. 2005-34. Passed 12-12-05.)

Response: N/A as no development incentives are being requested



LOCATION MAP

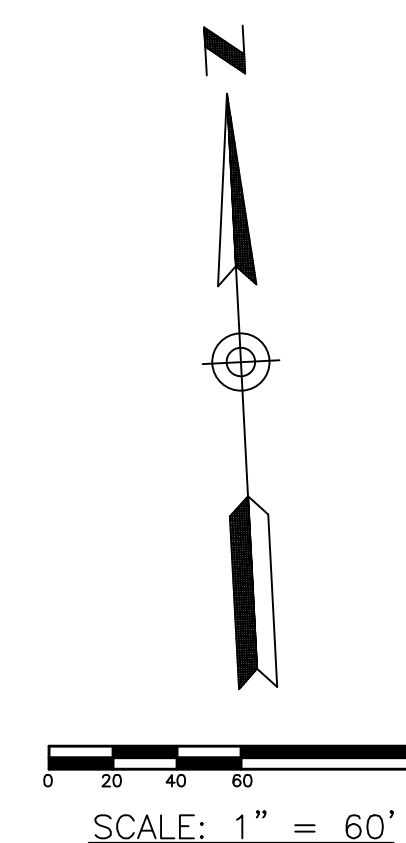
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SCALE: 1" = 2000'

ZONING DATA		
ZONING (PROPOSED)		
PND PLANNED NEIGHBORHOOD DISTRICT		
CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
BUILDING		
1163.02.a.1	MINIMUM LOT AREA	N/A
	MINIMUM FRONT YARD DEPTH	N/A
1163.02.a.2	MINIMUM SIDE YARD DEPTH	N/A
	MINIMUM REAR YARD DEPTH	N/A
1163.02.a.3	MAXIMUM DENSITY	5 UNITS/AC.
1163.02.b.1	MINIMUM BUILDING HEIGHT	35 FT.

SITE DATA	
TOTAL DEVELOPMENT AREA	33.89 AC.
NET AREA	33.65 AC.
(TOTAL DEVELOPMENT AREA LESS PUBLIC RIGHT-OF-WAY)	
8 UNIT APARTMENT BUILDING	48
2, 4, & 6 UNIT VILLAS	108
TOTAL NUMBER OF UNITS	156
TOTAL DENSITY	4.6 UNITS/AC.
TOTAL LENGTH OF STREET	4,540 LF.
PARKING PROVIDED	
VILLA GARAGE SPACES	216
VILLA DRIVEWAY SPACES	216
APARTMENT GARAGE SPACES	48
APARTMENT DRIVEWAY SPACES	48
TOTAL PARKING SPACES	528

SITUATED IN THE CITY OF MT. VERNON,
COUNTY OF KNOX, STATE OF OHIO, AND
BEING PART OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 7
NORTH, RANGE 12 WEST



OWNER:
CASEY'S WAY LLC
P.O. BOX 45
MOUNT VERNON, OH 43050

DEVELOPER:
LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

ENGINEER:
GBC DESIGN, INC.
565 WHITE POND DR.
AKRON, OHIO 44320



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565 White Pond Dr.
Akron, OH 44320
Phone 330.584.0238
www.gbcdesign.com

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UPPER GILCHRIST
MT. VERNON, OHIO
PRELIMINARY PLAT

DRAWN BY:
T.G.W.

DATE:
JAN. 18, 2024

PROJECT NO.
56066

DRAWING NO.
1 OF 1



PLANNING SUBMISSION 01/18/24

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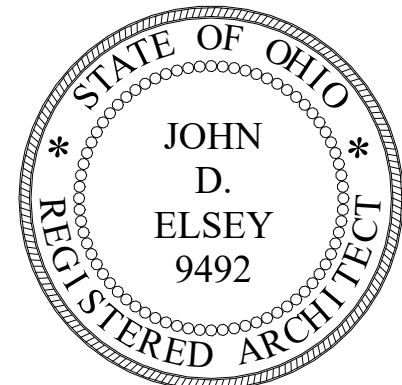
RIDGE QUADPLEX ELEVATION A



RIDGE QUADPLEX ELEVATION B



RIDGE QUADPLEX ELEVATION C



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EXPIRATION DATE 12/31/2025

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UPPER GILCHRIST
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RIDGE QUADPLEX VILLA

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Attachment: 56066 renderings (3952 : 2024-Mpc-03)

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ROSE DUPLEX ELEVATION A



ROSE DUPLEX ELEVATION B



ROSE DUPLEX ELEVATION C



JOHN D. ELSEY LICENSE #9492
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ROSE (6) UNIT ELEVATION



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APARTMENTS - (8) UNIT END VIEW



APARTMENTS - (8) UNIT SIDE VIEW



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CLUBHOUSE FRONT



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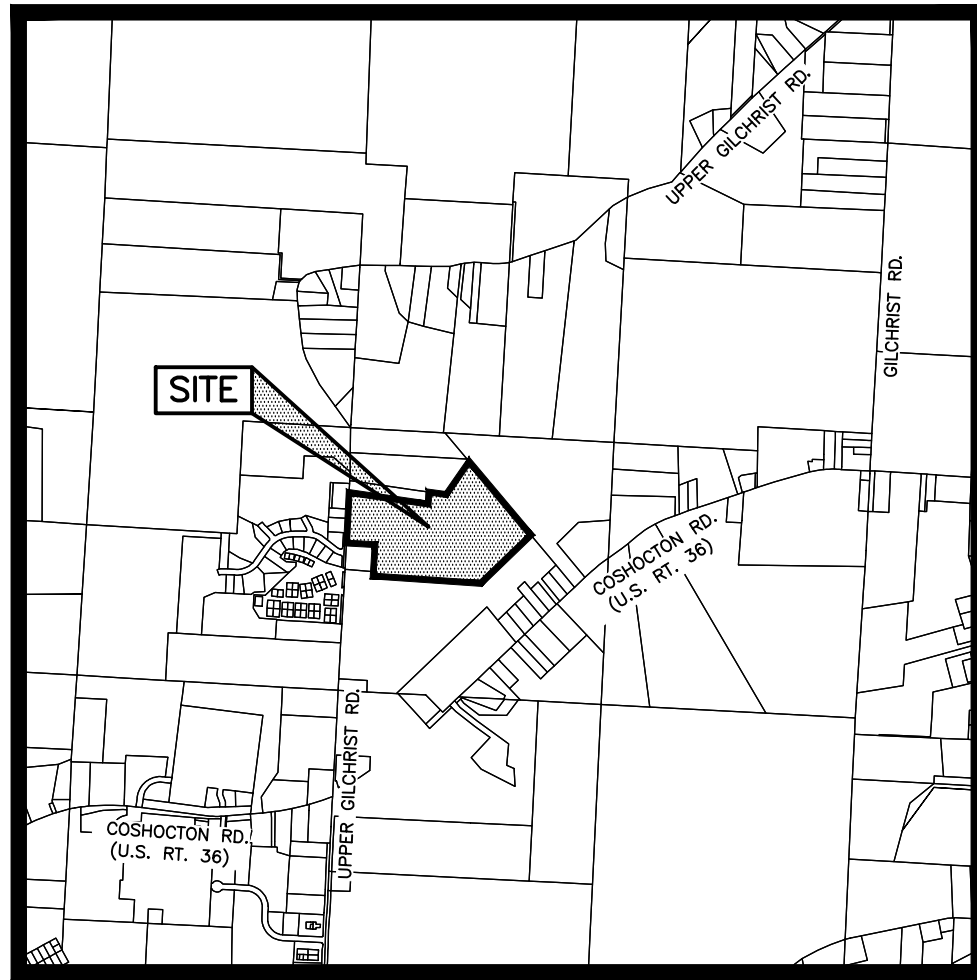
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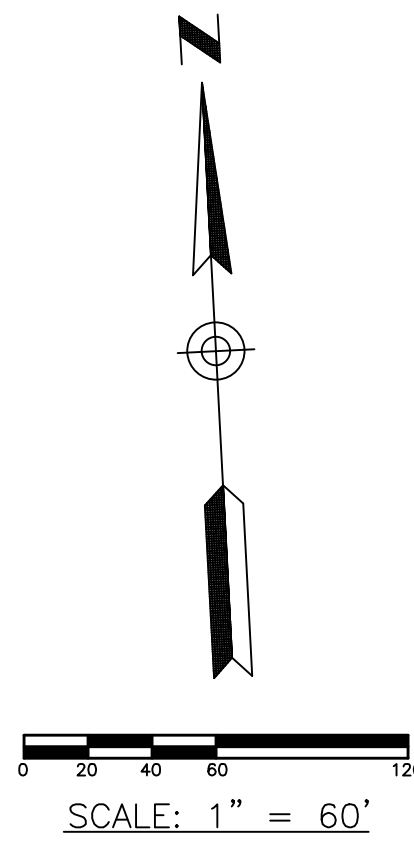
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LOCATION MAP

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SCALE: 1" = 2000'



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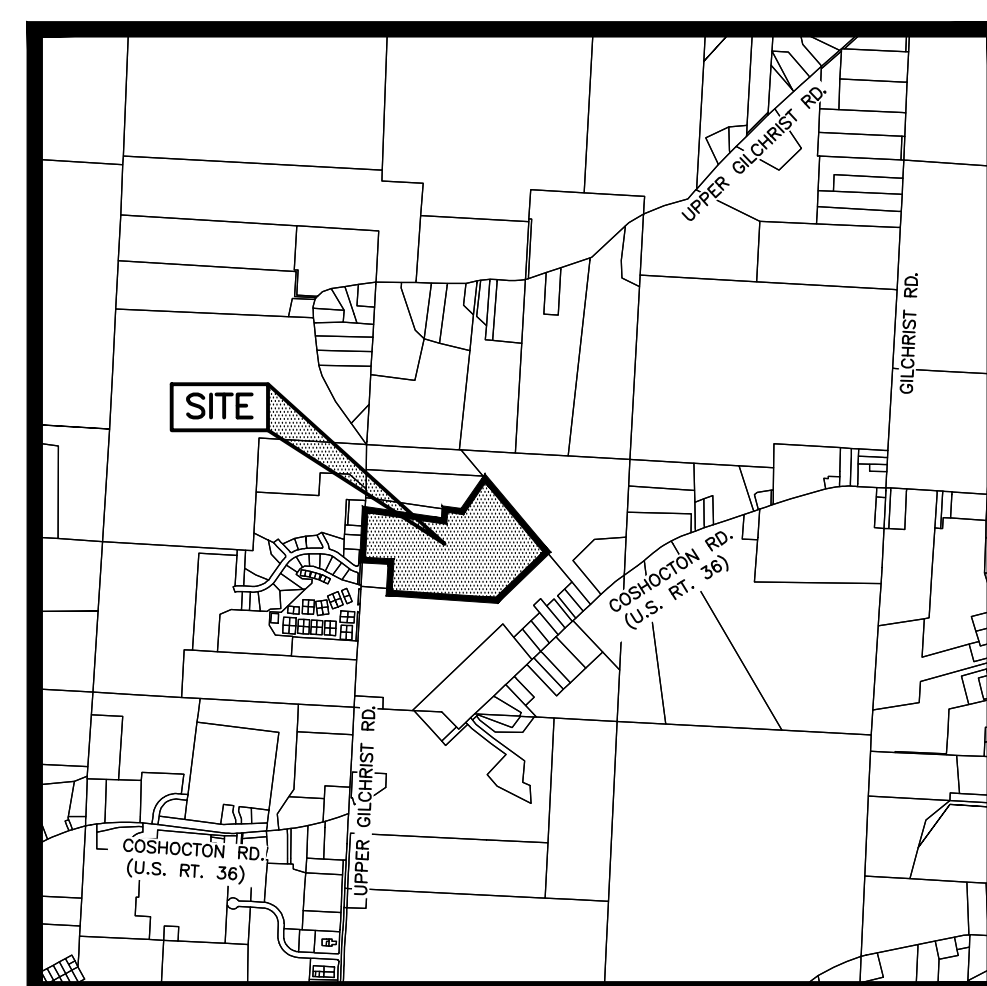
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UPPER GILCHRIST
MT. VERNON, OHIO

EXISTING CONDITIONS

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T.G.W.
DATE:
JAN. 18, 2024
PROJECT NO.
56066
DRAWING NO.
1 OF 1



LOCATION MAP

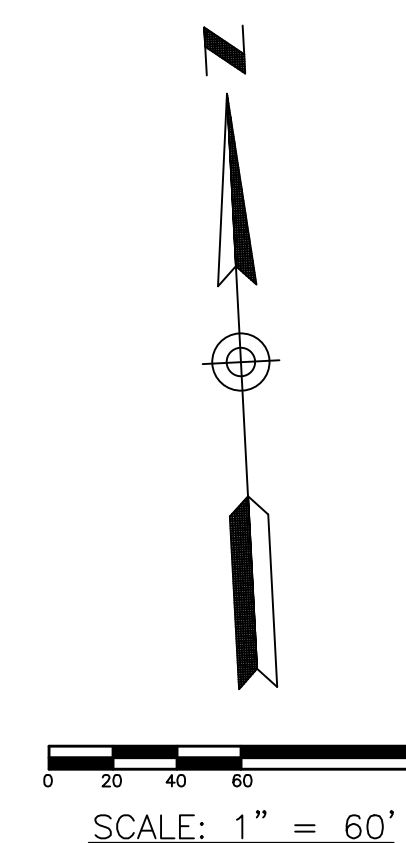
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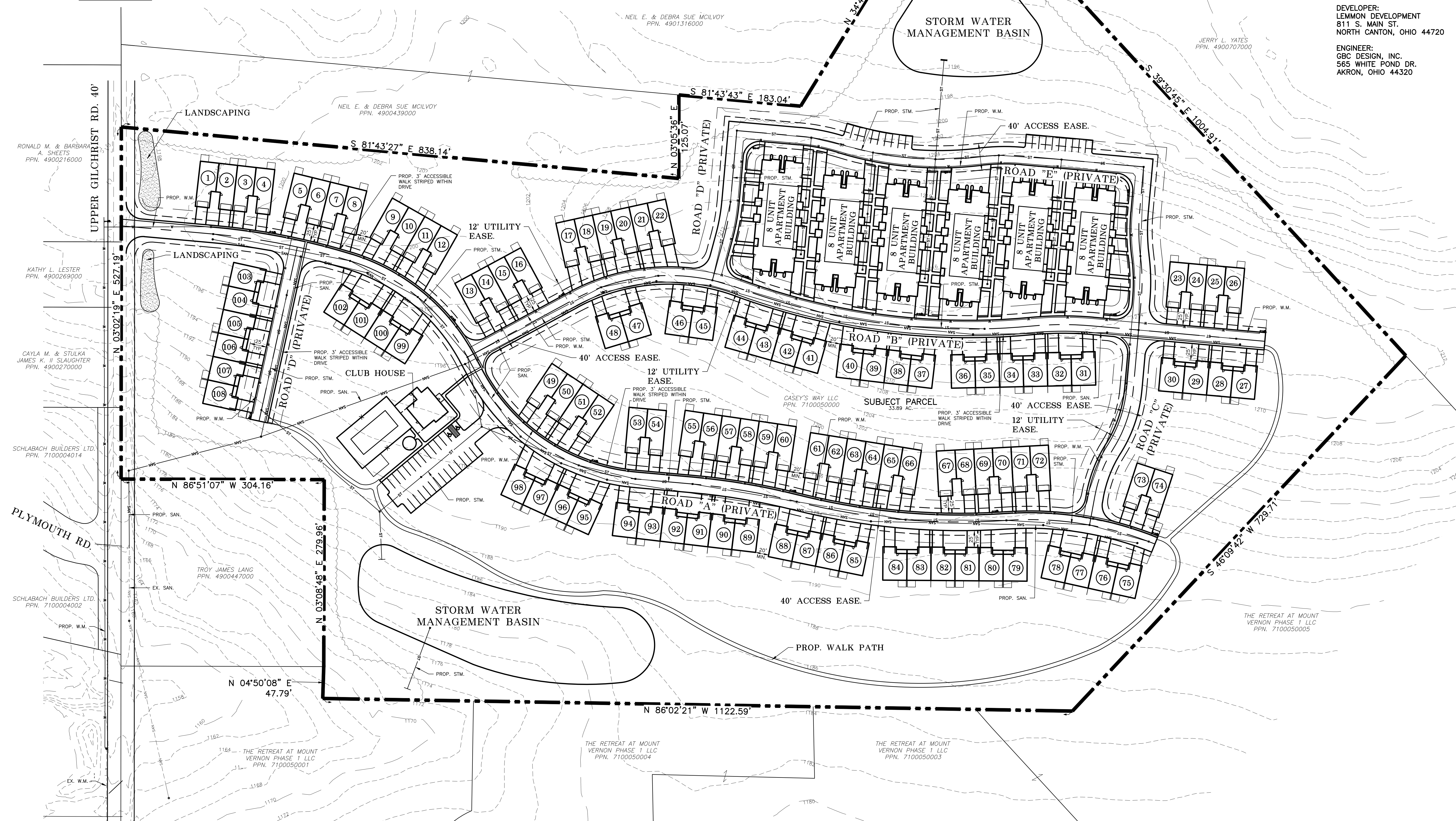
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BEING PART OF THE SOUTHEAST
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OWNER:
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NORTH CANTON, OHIO 44720

ENGINEER:
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565 WHITE POND DR.
AKRON, OHIO 44320



GBC DESIGN, INC.
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Akron, OH 44320
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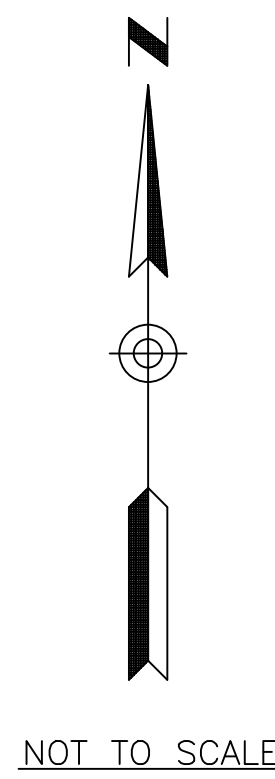
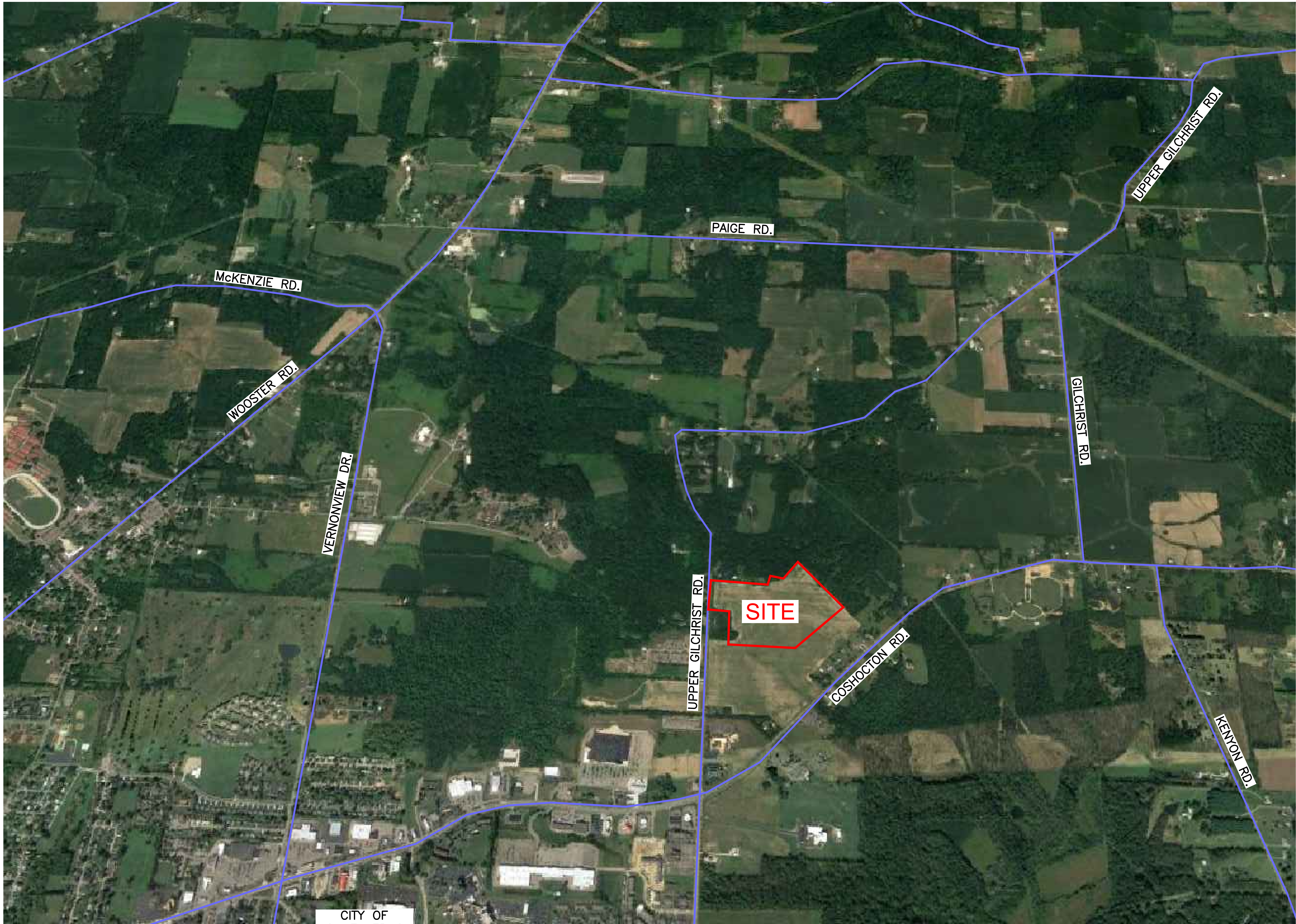
**UPPER GILCHRIST
MT. VERNON, OHIO
PRELIMINARY PLAT**

DRAWN BY:
T.G.W.

DATE:
JAN. 18, 2024

PROJECT NO.
56066

DRAWING NO.
1 OF 1



UPPER GILCHRIST
MT. VERNON, OHIO
REGIONAL MAP

LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

GBC DESIGN, INC.
Akron, OH 44320
565 White Road Dr.
Phone 330-594-0238
www.gbcdesign.com

REVISIONS

DRAWN BY:
T.G.W.
DATE:
JAN. 18, 2024
PROJECT NO.
56066
DRAWING NO.
1 OF 1

Plant Schedule				
Key	Botanical / Common Name	Size	Cond.	Spacing
Shade Trees				
ARR	Acer rubrum 'Red Sunset' / Red Maple	2 1/2" Cal.	B&B	30' O.C.
BN	Betula nigra / River Birch	12" Clump	B&B	12' O.C.
GT	Gleditsia triacanthos inermis 'Skyline' / Skyline Honeylocust	2 1/2" Cal.	B&B	
GD	Gymnocladus dioica / Kentucky Coffeetree	2" Cal.	B&B	
NS	Nyssa sylvatica / Blackgum	2" Cal.	B&B	
PO	Platanus occidentalis / American Sycamore	2 1/2" Cal.	B&B	
QB	Quercus bicolor / Swamp Oak	2 1/2" Cal.	B&B	
QP	Quercus palustris / Pin Oak	2 1/2" Cal.	B&B	
TD	Taxodium distichum / Baldcypress	3 1/2" Cal.	B&B	
TCC	Tilia cordata 'Corimbiana' / Littleleaf Linden	3" Cal.	B&B	
Flowering Trees				
AC	Amelanchier canadensis / Serviceberry	7" Clump	B&B	
CC	Cercis canadensis / Redbud	2" Cal.	B&B	
CP	Craetogeomys phaeogryum / Washington Hawthorn	8"	B&B	
MHG	Malus 'Harvest Gold' / Crabapple	2" Cal.	B&B	

Evergreen Trees				
PA	Picea abies / Norway Spruce	6' Ht.	B&B	12' O.C.
PG	Picea glauca / White Spruce	7' Ht.	B&B	12' O.C.
PS	Pinus strobus / White Pine	6' Ht.	B&B	12' O.C.
TP	Thuja plicata / Western Cedar	7' Ht.	B&B	12' O.C.
Shrubs				
BVV	Buxus 'Vardar Valley' / Boxwood	12"	No. 3	3' O.C.
CA	Clethra alnifolia 'Hummingbird' / Summersweet Clethra	15"	No. 2	3' O.C.
CA	Cornus alba siberica 'Cardinal' / Red Stem Dogwood	24"	B&B	5' O.C.
EAC	Euonymus alata 'Compacta' / Dwarf Winged Euonymus	24"	No. 3	3' O.C.
HA	Hydrangea 'Annabelle' / Annabelle Hydrangea	24"	No.3	3' O.C.
HQ	Hydrangea quercifolia / Oakleaf Hydrangea	18"	No. 3	4' O.C.
JVG	Juniperus virginiana 'Grey Owl' / Medium Juniper	18"	No. 3	3' O.C.
MP	Myrica pennsylvanica / Northern Bayberry	24"	No. 3	3' O.C.
RAGL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	18"	No. 3	3' O.C.
Grasses				
CA	Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass	Clump	No. 2	See Plan
HS	Helictotrichon sempervirens / Blue Oat Grass		No. 2	24" O.C.

PV	Panicum virgatum 'Shenandoah' / Red Switch Grass	No. 2	24" O.C.
PENH	Pennisetum alopecuroides 'Hameln' / Fountain Grass	No. 2	24" O.C.
Perennials			
CM	Coreopsis grandiflora 'Early Sunrise' / Early Sunrise Coreopsis	Clump	No. 2 24" O.C.
ECH	Echinacea purpurea 'Magnus' / Purple Coneflower	No. 2	24" O.C.
GRA	Geranium x 'Rozanne' / Rozanne Geranium	No. 2	24" O.C.
NEP	Nepeta faassenii 'Dropmore' / Catmint	No. 2	18" O.C.
RF	Rudbeckia l. speciosa 'Goldsturm' / Black-Eyed Susan	No. 2	24" O.C.

Seed all disturbed areas for Lawn

James S. McKnight
LANDSCAPE
ARCHITECTURE
P.O. Box 14158
Cleveland, Ohio 44114
(216) 952 2408
jsm@mcknightla.com

KEY

○

EXISTING TREES TO REMAIN

+

PROPOSED SHADE TREE

+

PROPOSED FLOWERING TREE

○

PROPOSED SHRUBS

○

PROPOSED GRASSES/PERENNIALS

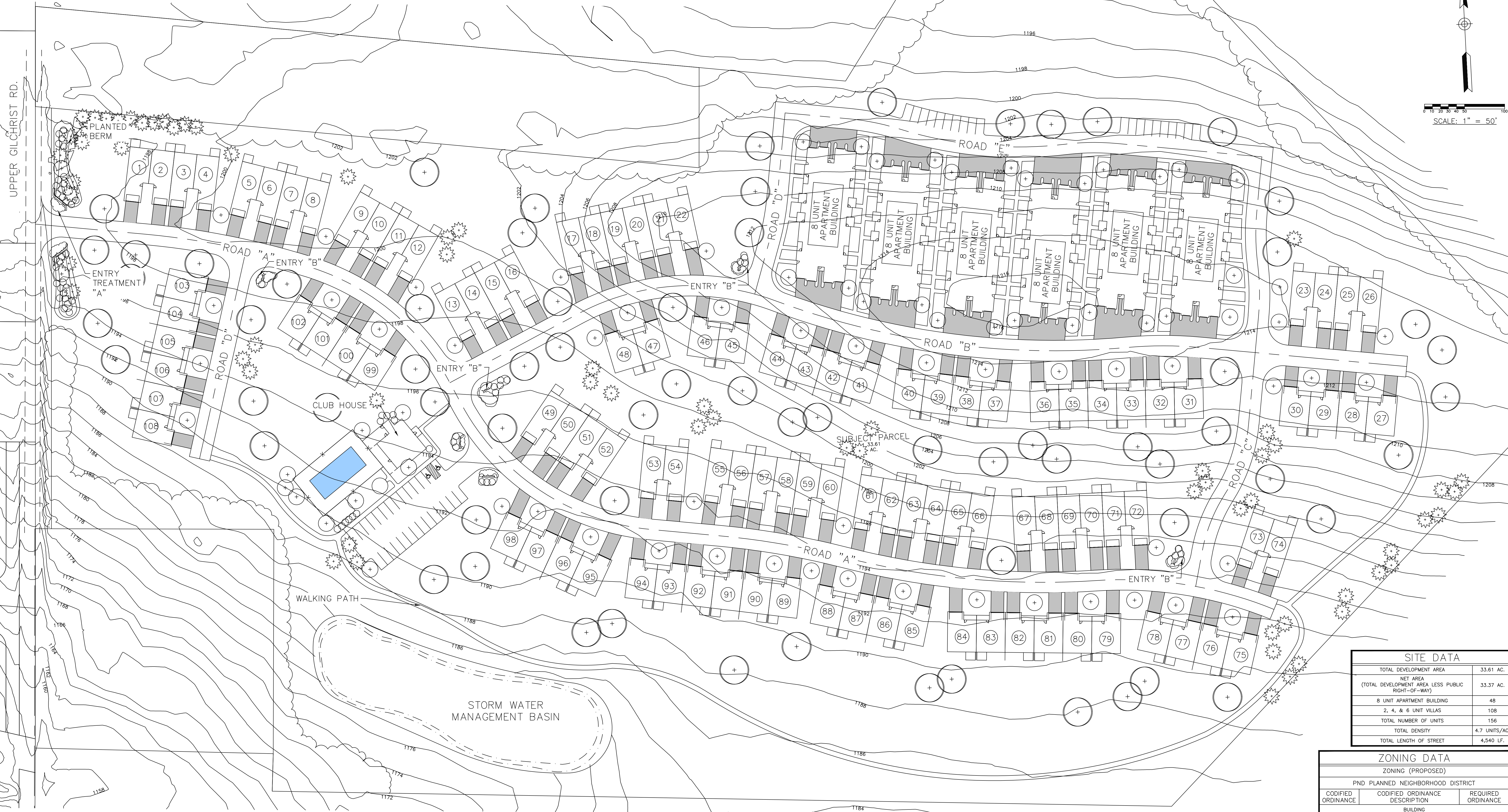
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PROPOSED EVERGREEN TREE

+

LAWN AREAS

SCALE: 1" = 50'



SITE DATA	
TOTAL DEVELOPMENT AREA	33.61 AC.
NET AREA (TOTAL DEVELOPMENT AREA LESS PUBLIC RIGHT-OF-WAY)	33.37 AC.
8 UNIT APARTMENT BUILDING	48
2, 4, & 6 UNIT VILLAS	108
TOTAL NUMBER OF UNITS	156
TOTAL DENSITY	4.7 UNITS/AC.
TOTAL LENGTH OF STREET	4,540 LF.

ZONING DATA		
ZONING (PROPOSED)		
PND PLANNED NEIGHBORHOOD DISTRICT		
CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
BUILDING		
1163.02.a.1	MINIMUM LOT AREA	N/A
	MINIMUM FRONT YARD DEPTH	N/A
1163.02.a.2	MINIMUM SIDE YARD DEPTH	N/A
	MINIMUM REAR YARD DEPTH	N/A
1163.02.a.3	MAXIMUM DENSITY	5 UNITS/AC.
1163.02.b.1	MINIMUM BUILDING HEIGHT	35 FT.

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NORTH CANTON, OHIO 44720

MT. VERNON
KNOX COUNTY, OHIO
PRELIMINARY LANDSCAPE PLAN

DRAWN BY:
J.S.M.
DATE:
JAN. 16, 2024
PROJECT NO.
56066
DRAWING NO.
L 1.0