



**Municipal Planning Commission
Regular Meeting**

Agenda

**January 8, 2026
4:00 PM**

VIDEO BROADCASTING & RECORDING

Meeting videos are broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

MINUTES APPROVAL

MPC Minutes - Regular Meeting - September 11, 2025 4:00 PM

MPC ITEMS

2026-MPC-02: Preliminary Plat for Major Subdivision - Arista Villas - Vernonview DR
Parcel #66-07961.000

2026-MPC-03: Private Stormwater Maintenance Fund: Liberty Crossing Subdivision

2026-MPC-04: Major Subdivision: Modification: Liberty Crossing - Multifamily Area

2026-MPC-05: Major Subdivision: Modification: Liberty Crossing - Townhomes Area

ADJOURN



Municipal Planning Commission
Regular Meeting

Minutes

September 11, 2025
4:00 PM

VIDEO BROADCASTING/RECORDING

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Case 2025-MPC-08 for 601 W Chestnut ST was removed from the agenda at the request of the applicant on behalf of the AMVETS.

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Tanner Salyers	Safety Service Director	Present
Anne Ellsworth	Member	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 Law Director, P. Rob. Broeren; City Inspector, Scott Zimmerman; James Mahan; Trent McDaniel; Steve Lenker; Walt Sperry; Gary Yashnyk; Cheryl Splain; Sam Filkins

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Aug 14, 2025 4:00 PM

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

MPC ITEMS

- 2025-MPC-04 : Liberty Crossing Major Subdivision Phase 1 Final Plat

Blankenhorn introduced the case.

Lenker (sworn in) explained the request for approval of phase one of the Liberty Crossing subdivision. This

consists of 19 patio homes and 54 single family lots as shown on the submitted plat. The pavement is complete in about 60% of the first phase. An estimate was submitted for the remaining work to be completed in the next 60-90 day and which will be covered in a letter of credit to the City.

Swallow asked Lenker to point out on the plat which lots are the patio homes and which are the single family to which Lenker did. The patio homes are on Fippeny Place and the single family lots are on Applesseed Way.

Sperry (sworn in) owner of the farm directly south of the development brought forth concerns about toxic weeds, Johnson Grass, growing on the development. He said it spreads very easily through seeds and rhizomes. Animals spread the seeds into adjacent fields of corn. Sperry reported that McDaniel sprayed the growth today. A letter was sent to the City Engineer, citing State Statute 731.51. Sperry said it's best treated in June or July. The area where it is growing will be used for green space. Sperry said he discussed the possibility with McDaniels about the possibility of it being farmed. He said that would be the best solution for the toxic weed and that it can be discussed later.

Lenker said he learned about Johnson Grass today. McDaniel learned about it the day before. 10 acres on the south side of the property have pretty substantial restrictions. The originally planned bike paths had to be removed from the development plan and the area has to stay more natural. He asked if farming of that area could be worked into the HOA under City guidelines.

Starr said the property is zoned PD and deferred to the Law Director. Broeren said there are a lot of issues that need to be figured out. The ownership will need to be determined. Ball said as far as the wetland is concerned, if it was farmed before, would be exempt from federal restrictions. If it was farmed before and it goes back into farming, it would fall under the wetland regulations under USDA, not the Corp of Engineers. From the Federal level, it is the Engineer's opinion that it would be easy to go back to farming it. Lenker said the HOA will own it and, in his opinion, would be interested in allowing it to be farmed. Starr said this is not something that needs to be decided today, to which Lenker agreed.

Sperry said it has been farmed for many years. It is very productive black bottom ground from prehistoric lakes and swamps. There is 3 to 4 feet of topsoil. Sperry said the fence line will need to be sprayed to control the Johnson Grass.

Ball said he did receive the complaint and immediately connected with the OSU Extension and had a site visit to confirm that it is Johnson Grass. McDaniel was put in contact with the Central Ohio Farmer Coop to contract for treating it.

There were no communications submitted through the Development Services Manager.

Ball did not have any engineering concerns. He said permits have been issued for all of the required City utilities. There has been 100% supervised inspection of the installation of underground utilities. The asphalt installation was observed. He asked the Commission if they are happy with the names of the streets.

Blankenhorn added that the proposed street names were reviewed by the County Tax Map Office to verify that the names were not duplicated within the County.

Ball confirmed nothing needs to be address concerning the Shade Tree Commission, further stating the site was a farm and that there will be trees planted where there weren't trees before. A few fence line trees were removed, but not many. Private utilities, such as gas and electric are being installed.

Broeren did not cite any legal concerns.

Hawking made a motion to approve the Liberty Crossing major subdivision Phase One Plat.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Member
SECONDER:	Anne Ellsworth, Member
AYES:	Starr, Salyers, Ellsworth, Hawkins, Swallow
EXCUSED:	Diehl, West

ADJOURN

Starr explained there is a schedule conflict with the October 9 regularly scheduled MPC meeting so he would like to select another available date to hold a special MPC meeting in October. Wednesday, October 22 was selected. Blankenhorn said this will likely also be a Historical Review Commission meeting.

- **Adjourn Motion**

Swallow made a motion to adjourn the meeting, Hawkins seconded and the meeting was adjourned at 4:22 PM

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



Item: 2026-MPC-02: Preliminary Plat for
Major Subdivision - Arista Villas - Vernonview
DR Parcel #66-07961.000

ITEM REPORT

To: Municipal Planning Commission

From: Lacie Blankenhorn, Development Services Manager

Meeting Date: January 8, 2026

Department/Office: Municipal Planning Commission

Item Name: 2026-MPC-02: Preliminary Plat for Major Subdivision - Arista Villas - Vernonview
DR Parcel #66-07961.000

Summary:

Per Codified Ordinance 1103.10 a Preliminary Plat for a Major Subdivision has been submitted for review by the Municipal Planning Commission.

Description of Request: Arista Villas Mount Vernon LLC requests approval of a Preliminary Plat for a Major Subdivision of Parcel 66-07961.000 consisting of 100 single family lots. The parcel is zoned R-1 Single Family Residential District.

Recommended Action:

Motion to Approve Request - as presented or with modifications

Attachments:

1. ARISTA VILLAS (updated)_Dec 2025_MPC- Signed
2. Shade Tree Letter to MPC

SCALE: 1 INCH = 100 FEET
DRAWING SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER PREPARING THESE PLANS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PRELIMINARY

SIGNATURE: _____ DATE SIGNED: _____
PROFESSIONAL STATE LIC. No. _____

REVISIONS

Date	Description	No.

CLIENT
ARISTA VILLAS MOUNT VERNON, LLC

PROJECT
ARISTA VILLAS

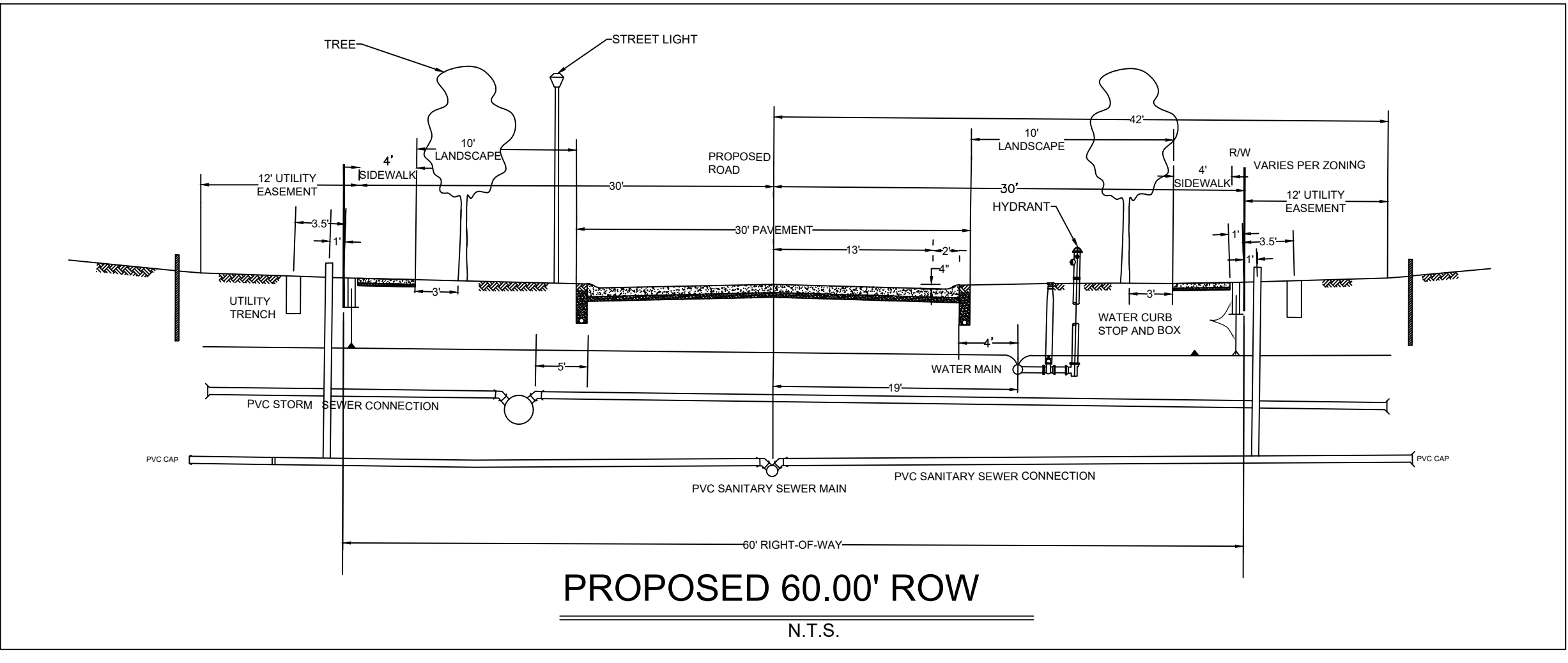
MOUNT VERNON VERNONVIEW DRIVE OHIO

SHEET TITLE
PRELIMINARY PLAT-OVERALL SITE PLAN

PROJECT NO.	SHEET NO.
DATE	CP01
Drawn By	
Checked By	

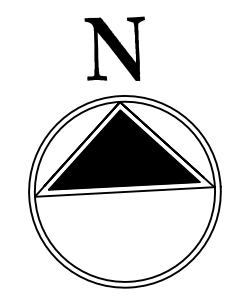
LEGENDS

- PROPERTY LINE: - - - - -
- ROW LINE: - - - - -
- EASTMENT LINE: - - - - -
- BUILDING SET BACK: - - - - -
- TREE:
- STANDARD DUTY ASPHALT:
- CONCRETE SIDE WALK:



SITE DATA TABLE

SITE AREA:	
TOTAL SITE AREA:	1738732.80 SF (39.92 AC)
DEVELOPMENT AREA:	1738732.80 SF (39.92 AC)
FLOOD ZONE:	ZONE X- FEMA MAP 39083C0189D REV. 07/07/2009
ZONING:	R-1
FUTURE LAND USE:	SINGLE FAMILY USE
EXISTING USE:	VACANT
PHASE 1- 72 UNITS	LOT 1 - LOT 72
PHASE 2- 28 UNITS	LOT 73- LOT 100
SINGLE- FAMILY LOT CRITERIA:	ROAD RIGHT OF WAY 60'
MINIMUM DEPTH:	PAVEMENT 30'
MINIMUM FRONTAL WIDTH:	SIDE WALK 4'
MINIMUM FRONTAL WIDTH FOR CURB	LANDSCAPE 10'
SETBACKS	
FRONT	30'
REAR	30'
SIDE	10'
UTILITY EASEMENT	12'



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SIGNATURE: _____ DATE SIGNED: _____
PROFESSIONAL STATE LIC. No. _____

REVISIONS

Date	Description	No.

CLIENT

ARISTA VILLAS
MOUNT VERNON, LLC

PROJECT

ARISTA VILLAS

CITY ADDRESS STATE

SHEET TITLE

PRELIMINARY PLAT-
OVERALL SITE PLAN

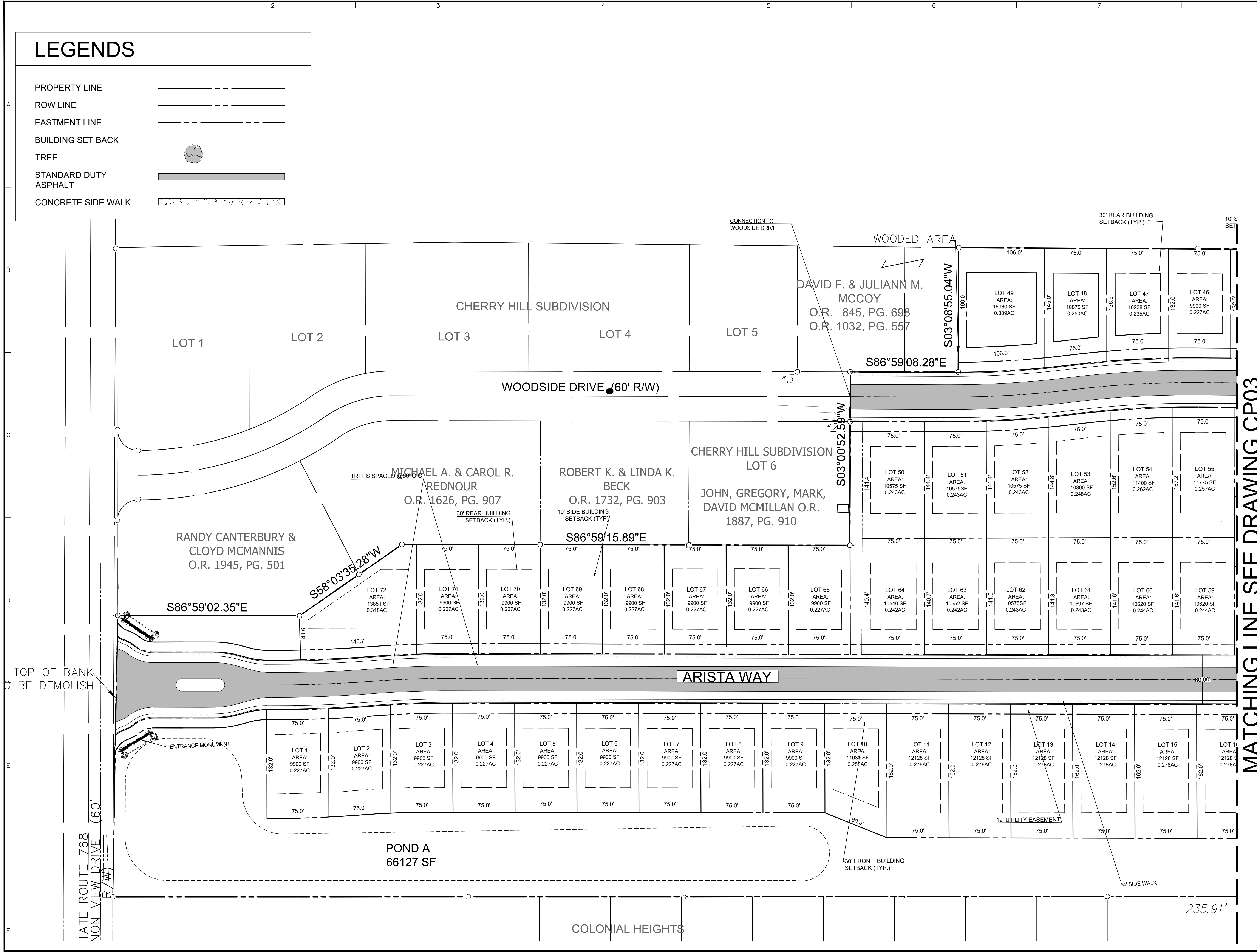
PROJECT NO. SHEET NO.

DATE
Drawn By
Checked By

CP02

LEGENDS

- PROPERTY LINE
- ROW LINE
- EASTMENT LINE
- BUILDING SET BACK
- TREE
- STANDARD DUTY ASPHALT
- CONCRETE SIDE WALK



N

100 0 25 50 100
SCALE: 1 INCH = 100 FEET

DRAWING SCALE

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SIGNATURE: _____ DATE SIGNED: _____
PROFESSIONAL STATE LIC. No. _____

REVISIONS

Date	Description	No.

CLIENT
**ARISTA VILLAS
MOUNT VERNON, LLC**

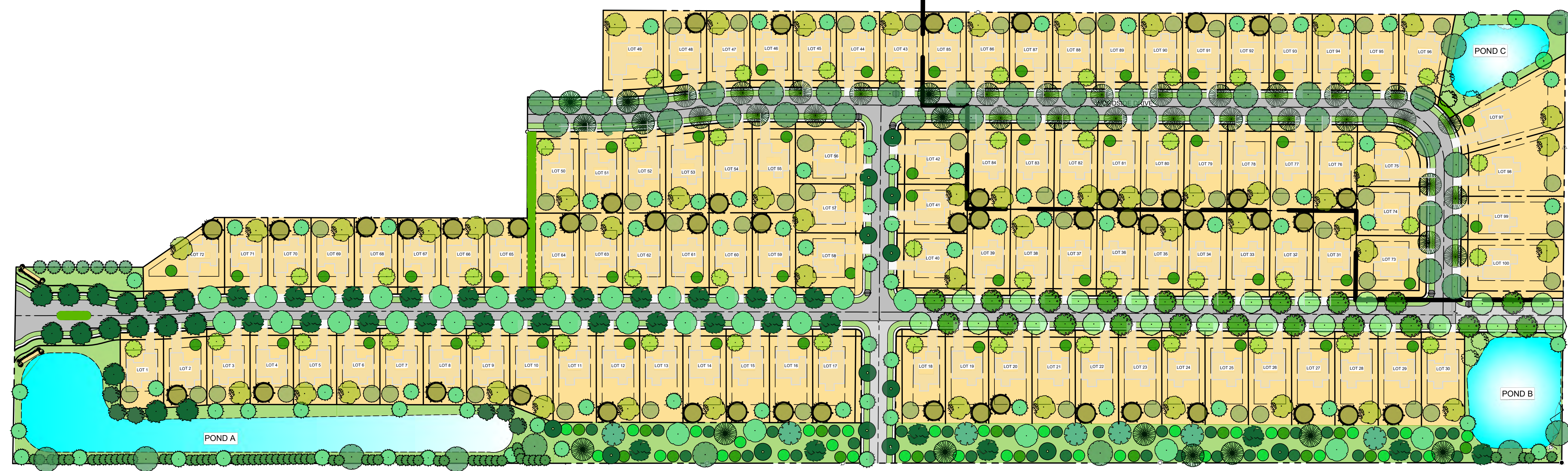
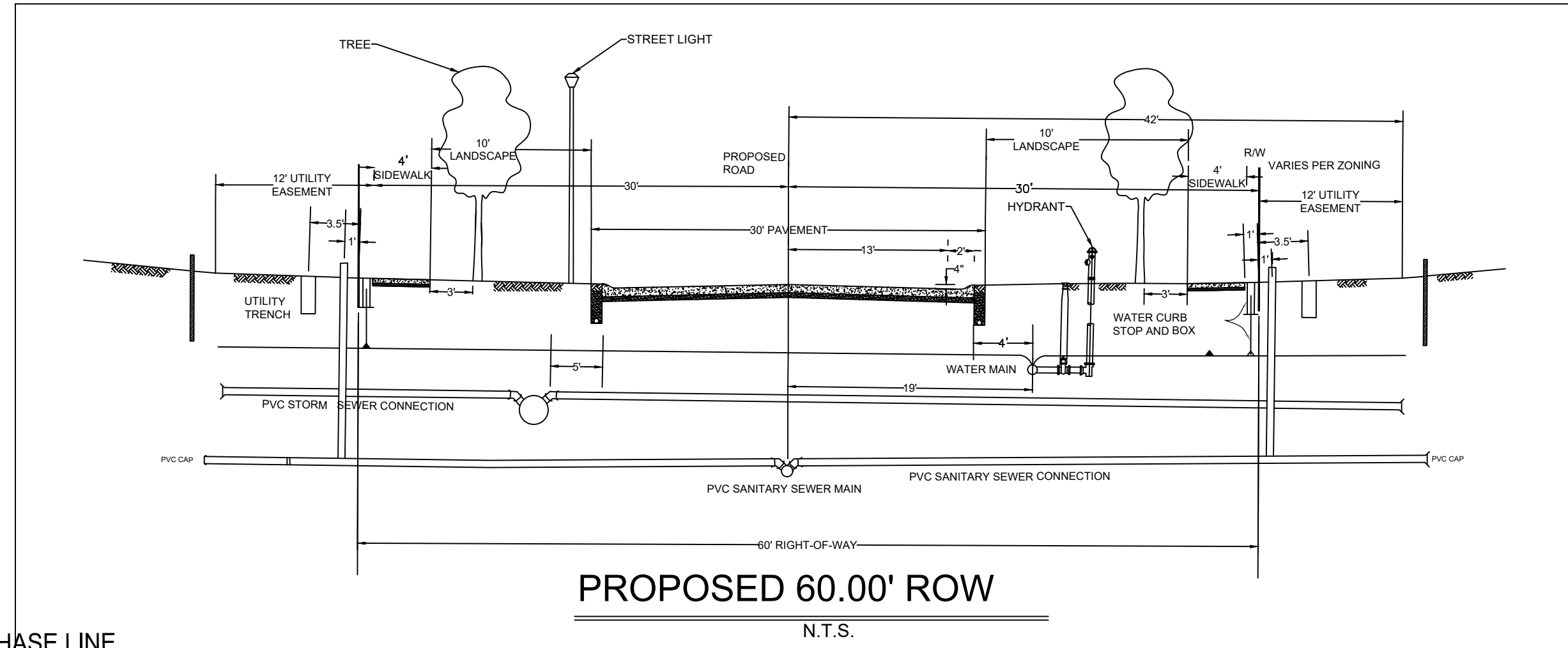
PROJECT
ARISTA VILLAS
MOUNT VERNON, OHIO
VERNONVIEW DRIVE

SHEET TITLE
**PRELIMINARY PLAT-
OVERALL SITE PLAN**

PROJECT NO.	SHEET NO.
DATE	CP04
Drawn By	
Checked By	

LEGENDS

- PROPERTY LINE
- ROW LINE
- EASTMENT LINE
- BUILDING SET BACK
- TREE
- STANDARD DUTY ASPHALT
- CONCRETE SIDE WALK



SITE DATA TABLE

SITE AREA:			
TOTAL SITE AREA:	1738732.80 SF (39.92 AC)		
DEVELOPMENT AREA:	1738732.80 SF (39.92 AC)		
FLOOD ZONE:			
ZONE X- FEMA MAP 39083C0189D REV. 07/07/2009			
ZONING:			
R-1			
FUTURE LAND USE:			
SINGLE FAMILY USE			
EXISTING USE:			
VACANT			
PHASE 1- 72 UNITS LOT 1 - LOT 72			
PHASE 2- 28 UNITS LOT 73- LOT 100			
SINGLE- FAMILY LOT CRITERIA:			
MINIMUM DEPTH:	120'	ROAD RIGHT OF WAY	60'
MINIMUM FRONTAL WIDTH:	75'	PAVEMENT	30'
MINIMUM FRONTAL WIDTH FOR CURB	40'	SIDE WALK	4'
SETBACKS		LANDSCAPE	10'
FRONT	30'		
REAR	30'		
SIDE	10'		
UTILITY EASEMENT	12'		

LEGENDS

- WATER LINE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER LINE
- SANITARY MANHOLE
- STORM PIPE
- CURB INLET
- WATER SERVICE CONNECTION
- SANITARY SERVICE CONNECTION

END CAP/STUB-OUT

N

SCALE: 1 INCH = 50 FEET

DRAWING SCALE

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SIGNATURE: _____ DATE SIGNED: _____
PROFESSIONAL STATE LIC. No. _____

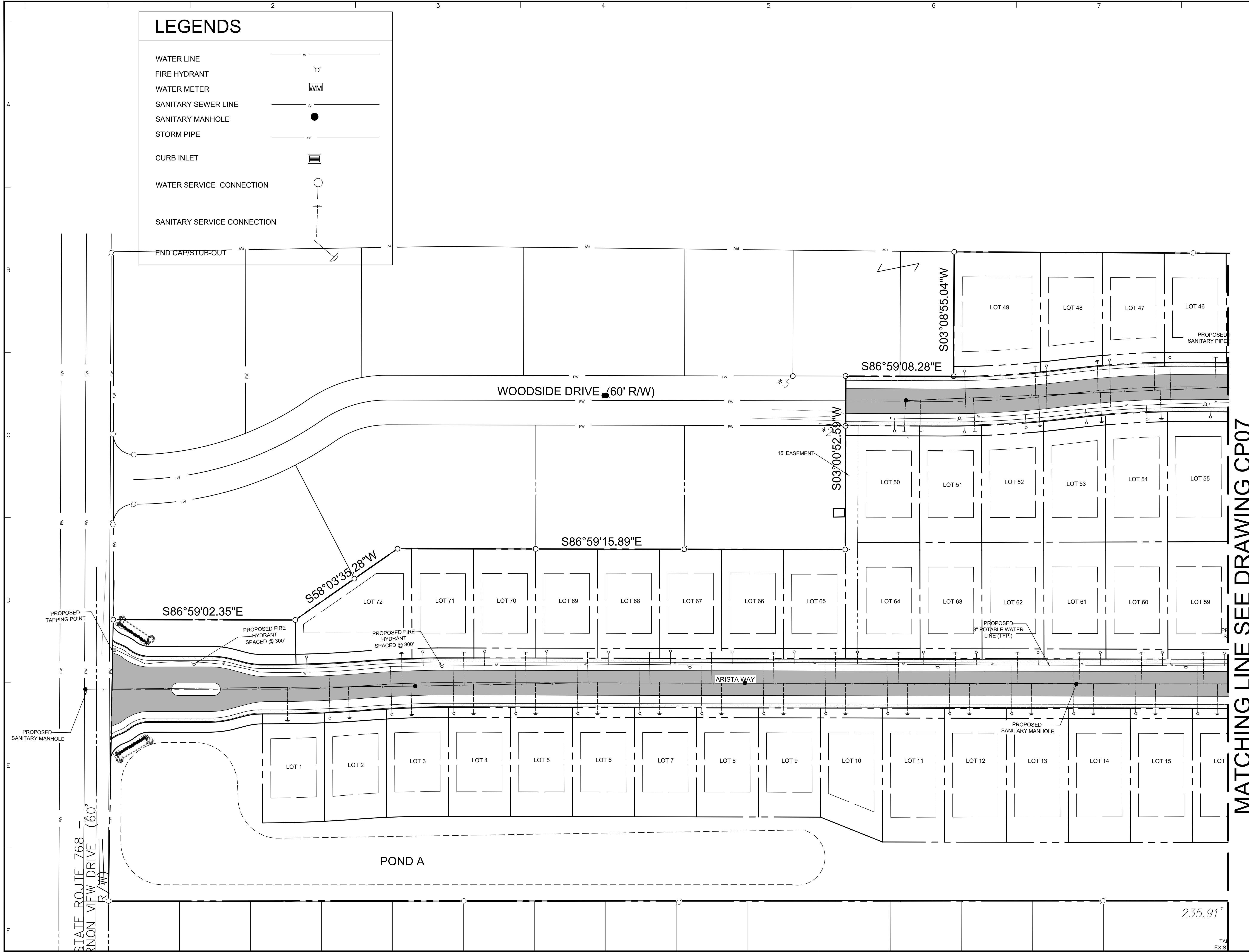
REVISIONS		
Date	Description	No.

CLIENT
ARISTA VILLAS MOUNT VERNON, LLC

PROJECT
ARISTA VILLAS
MOUNT VERNON VERNONVIEW DRIVE OHIO


**PRELIMINARY PLAT-
OVERALL UTILITY
PLAN**

PROJECT NO.	SHEET NO.
DATE	CP06
Drawn By	
Checked By	



MATCHING LINE SEE DRAWING CP07

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 SIGNATURE: _____ DATE SIGNED: _____
 PROFESSIONAL STATE LIC. No. _____

REVISIONS

Date	Description	No.

CLIENT
ARISTA VILLAS MOUNT VERNON, LLC

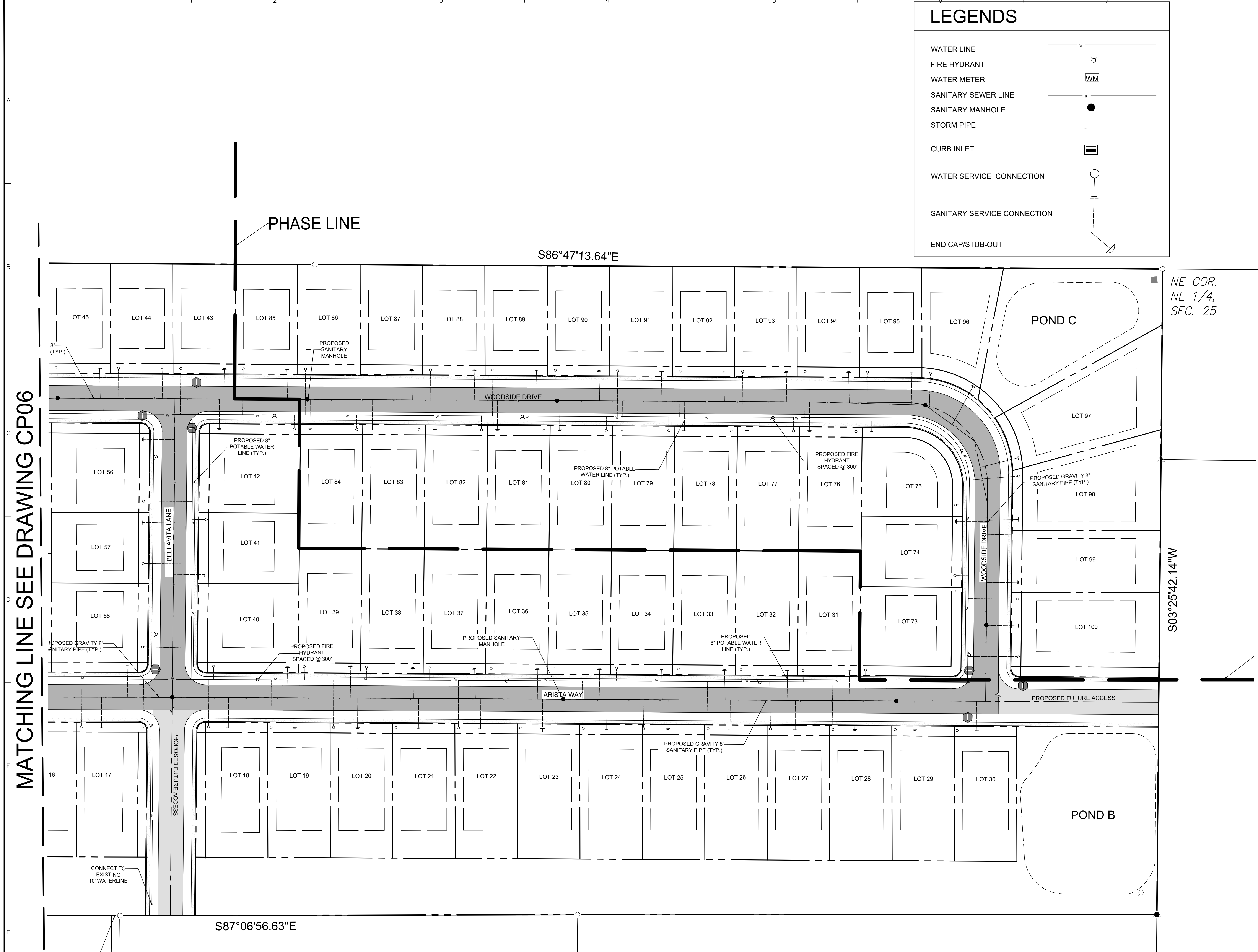
PROJECT
ARISTA VILLAS
MOUNT VERNON, OHIO
VERNONVIEW DRIVE

SHEET TITLE
PRELIMINARY PLAT-OVERALL UTILITY PLAN

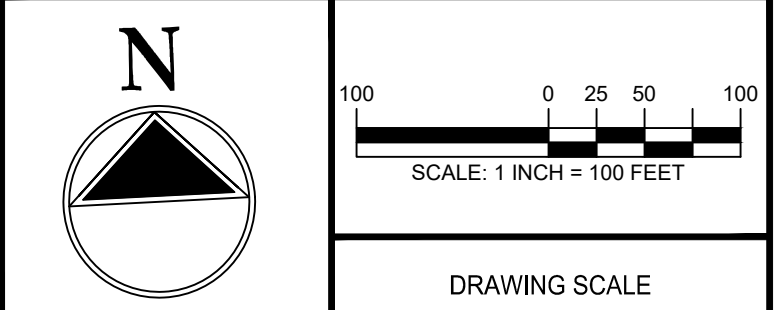
PROJECT NO.	SHEET NO.
DATE	CP07
Drawn By	
Checked By	

LEGENDS

- WATER LINE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER LINE
- SANITARY MANHOLE
- STORM PIPE
- CURB INLET
- WATER SERVICE CONNECTION
- SANITARY SERVICE CONNECTION
- END CAP/STUB-OUT



MATCHING LINE SEE DRAWING CP06



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SIGNATURE: *[Signature]* DATE SIGNED: _____
PROFESSIONAL STATE LIC. No. _____

REVISIONS		
Date	Description	No.

CLIENT
**ARISTA VILLAS
MOUNT VERNON, LLC**

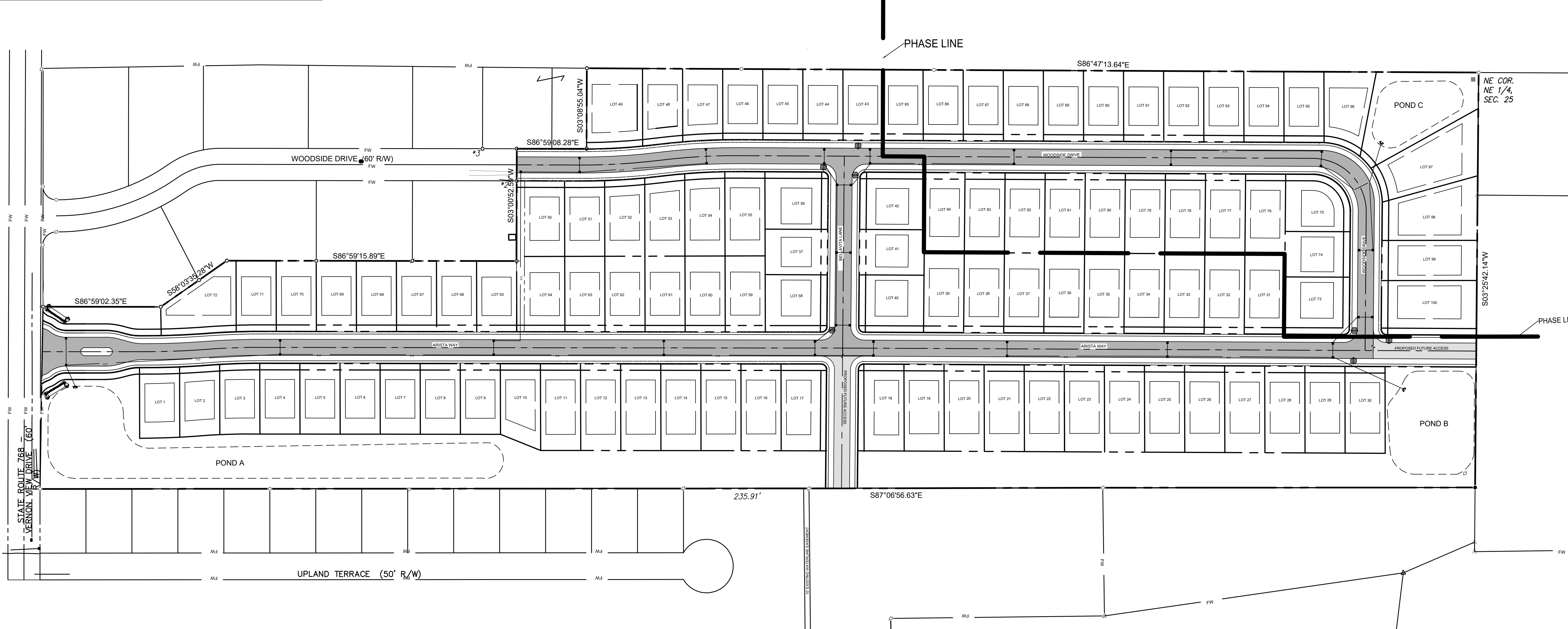
PROJECT
ARISTA VILLAS
MOUNT VERNON VERNONVIEW DRIVE OHIO

SHEET TITLE
**PRELIMINARY PLAT-
STORM DRAINAGE
PLAN**

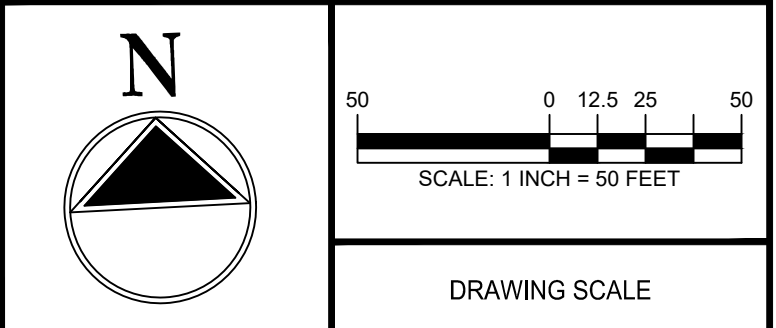
PROJECT NO.	SHEET NO.
DATE	CP08
Drawn By	
Checked By	

LEGENDS

- WATER LINE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER LINE
- SANITARY MANHOLE
- STORM PIPE
- CURB INLET
- WATER SERVICE CONNECTION
- SANITARY SERVICE CONNECTION
- END CAP/STUB-OUT



A
B
C
D
E
F



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SIGNATURE _____ DATE SIGNED _____
PROFESSIONAL STATE LIC. No. _____

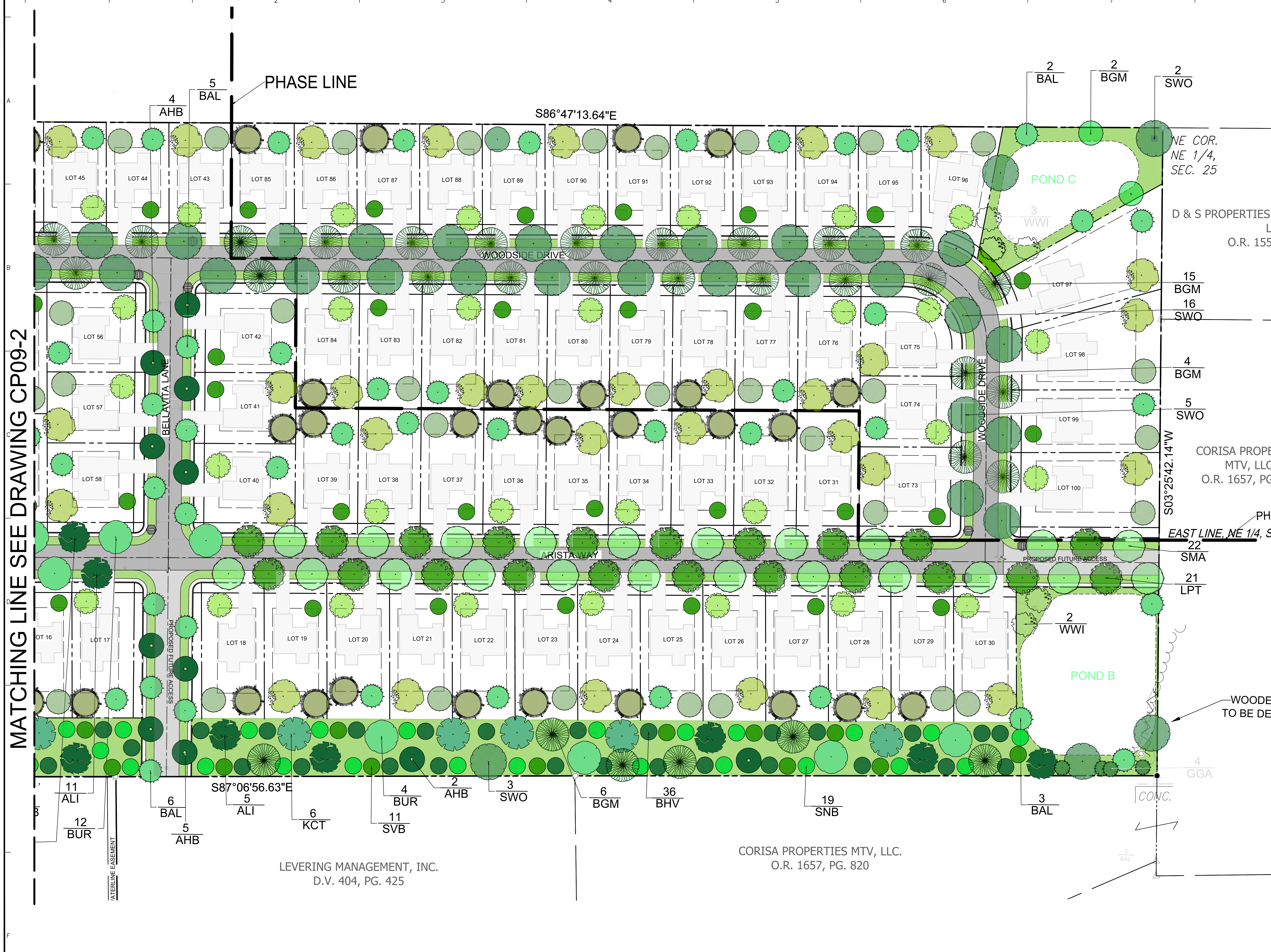
REVISIONS		
Date	Description	No.

CLIENT
ARISTA VILLAS MOUNT VERNON, LLC

PROJECT
ARISTA VILLAS
MOUNT VERNON VERNONVIEW DRIVE OHIO

SHEET TITLE
LANDSCAPE PLAN

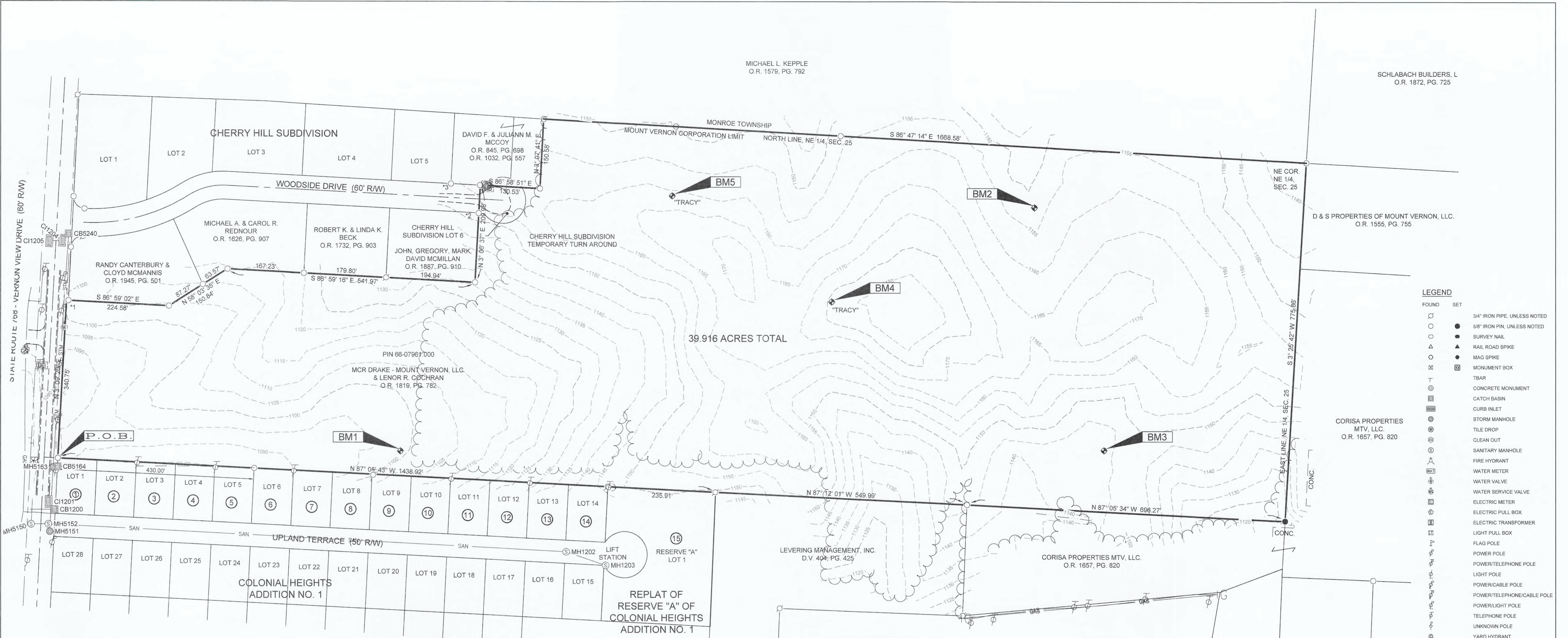
PROJECT NO.	SHEET NO.
DATE	CP09-3
Drawn By	
Checked By	



MATCHING LINE SEE DRAWING CP09-2

LEVERING MANAGEMENT, INC.
D.V. 404, PG. 425

CORISA PROPERTIES MTV, LLC.
O.R. 1657, PG. 820



MICHAEL L. KEPPLER
O.R. 1579, PG. 792

SCHLABACH BUILDERS, L
O.R. 1872, PG. 725

D & S PROPERTIES OF MOUNT VERNON, LLC.
O.R. 1555, PG. 755

CORISA PROPERTIES
MTV, LLC.
O.R. 1657, PG. 820

LEGEND

FOUND	SET	DESCRIPTION
○	○	3/4" IRON PIPE, UNLESS NOTED
○	●	5/8" IRON PIN, UNLESS NOTED
○	○	SURVEY NAIL
△	▲	RAIL ROAD SPIKE
○	○	MAG SPIKE
□	□	MONUMENT BOX
T	T	TBAR
⊙	⊙	CONCRETE MONUMENT
■	■	CATCH BASIN
■	■	CURB INLET
■	■	STORM MANHOLE
■	■	TILE DROP
■	■	CLEAN OUT
■	■	SANITARY MANHOLE
■	■	FIRE HYDRANT
■	■	WATER METER
■	■	WATER VALVE
■	■	WATER SERVICE VALVE
■	■	ELECTRIC METER
■	■	ELECTRIC PULL BOX
■	■	ELECTRIC TRANSFORMER
■	■	LIGHT PULL BOX
■	■	FLAG POLE
■	■	POWER POLE
■	■	POWER/TELEPHONE POLE
■	■	TELEPHONE POLE
■	■	UNKNOWN POLE
■	■	YARD HYDRANT
■	■	GUY WIRE
■	■	SIGN
■	■	CABLE BOX
■	■	TELEPHONE BOX
■	■	TELEPHONE LINE MARKER
■	■	GAS METER
■	■	GAS VALVE
■	■	GAS SERVICE VALVE
■	■	MAIL BOX
■	■	TREE
■	■	EVERGREEN TREE
■	■	SHRUB
■	■	STUMP
— SAN —	—	SANITARY SEWER
— STM —	—	STORM SEWER
— E —	—	ELECTRIC LINE
— W —	—	WATER LINE
— T —	—	TELEPHONE LINE
— CATV —	—	CABLE TV LINE
— GAS —	—	GAS LINE
— X —	—	FENCE
~~~~~	~~~~~	TREE LINE

**REFERENCES**

- *1 S 86°59'02" E ~ 4.37'
- *2 S 39°03'31" W ~ 0.54'
- *3 S 40°15'15" W ~ 0.22'

**NOTES**

- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER & ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).
- THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.
- ELEVATIONS SHOWN HEREON ARE BASED UPON THE OHIO DEPARTMENT OF TRANSPORTATION VRS - VIRTUAL REFERENCE SYSTEM, (NAV88 GEIOD18A)
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON O.U.P.S. MARKINGS AND EXISTING CONSTRUCTION PLANS. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED FOR EXTENTS AND ACCURACY. OUPS REFERENCE NUMBER A304-602-903, A304-700-984, A304-701-101



OWNERS	OWNERS	EXISTING STORM INVERTS	EXISTING SANITARY INVERTS
1 JENNIFER L. CLINE O.R. 1138, PG. 424	10 MARC E. SLESSINGER TRUSTEE O.R. 1058, PG. 540	CB1200 T.C. 1079.380 INV. 4" RCP = 1077.58 (N) INV. 12" RCP = 1075.23 (W)	MH1202 T.C. 1138.676 INV. 10" CLAY = 1130.27 (E) INV. 10" CLAY = 1130.07 (W)
2 DOUGLAS J. & LISA L. VAN NEST O.R. 1583, PG. 49	11 RONALD C. & SUSAN M. HOMAN O.R. 1669, PG. 478	CB1201 T.C. 1080.935 INV. 12" RCP = 1075.73 (E)	MH1205 T.C. 1089.142 INV. 12" RCP = 1086.34 (E)
3 PAUL D. & MARCELLA E. PHILLIPS O.R. 1372, PG. 137	12 PATESHA T. MCCORD O.R. 1503, PG. 616	CB1204 T.C. 1089.148 INV. 6" RCP = 1086.44 (NE) INV. 12" RCP = 1088.14 (W)	MH5151 T.C. 1077.550 INV. 20" RCP = 1072.05 (E) INV. 24" RCP = 1071.55 (N) INV. 30" RCP = 1071.35 (S)
4 ROBERT A. HIGGINS O.R. 1626, PG. 641	13 DONALD J. & SHARON R. MATOLYAK D.V. 439, PG. 701	CB1205 T.C. 1087.911 INV. 6" RCP = 1086.31 (SW) INV. 10" RCP = 1086.16 (N)	MH5152 T.C. 1079.532 INV. 10" CLAY = 1071.13 (E) INV. 10" CLAY = 1070.93 (N)
5 ARTHUR E. & KAY J. HENRY O.R. 1193, PG. 717	14 TIM J. & VICKIE L. WILLIAMS D.V. 489, PG. 215	MH1202 T.C. 1138.676 INV. 10" CLAY = 1130.27 (E) INV. 10" CLAY = 1130.07 (W)	MH5153 T.C. 1078.577 INV. 10" CLAY = 1069.87 (W) INV. 10" CLAY = 1068.07 (E) INV. 10" CLAY = 1067.77 (S)
6 NINA J. DOLICK O.R. 363, PG. 433	15 SUSAN M. TURNER TRUSTEE O.R. 1795, PG. 602	MH1203 T.C. 1140.017	
7 ANDREW D. & DANA J. ENGELL O.R. 1854, PG. 478		MH5150 T.C. 1079.532 INV. 10" CLAY = 1071.13 (E) INV. 10" CLAY = 1070.93 (N)	
8 JAMES P. CRESQUILLO TRUSTEE O.R. 1837, PG. 442		MH5151 T.C. 1077.550 INV. 20" RCP = 1072.05 (E) INV. 24" RCP = 1071.55 (N) INV. 30" RCP = 1071.35 (S)	
9 CARMEN S. DIXON O.R. 1629, PG. 645		MH5152 T.C. 1079.532 INV. 10" CLAY = 1071.13 (E) INV. 10" CLAY = 1070.93 (N)	
		MH5153 T.C. 1078.577 INV. 10" CLAY = 1069.87 (W) INV. 10" CLAY = 1068.07 (E) INV. 10" CLAY = 1067.77 (S)	

**BENCHMARKS**

- BENCHMARK #1 - TOP OF 1/2" IRON PIN SET WITH YELLOW PLASTIC CAP.  
N-268890.11  
E-1981358.99  
ELEV. 1098.59
- BENCHMARK #2 - TOP OF 1/2" IRON PIN SET WITH YELLOW PLASTIC CAP.  
N-269416.50  
E-1982743.89  
ELEV. 1152.67
- BENCHMARK #3 - TOP OF 1/2" IRON PIN SET WITH YELLOW PLASTIC CAP.  
N-268892.52  
E-1982895.85  
ELEV. 1144.34
- BENCHMARK #4 - TOP OF PIN FOUND WITH YELLOW CAP MARKED "TRACY".  
N-269441.80  
E-1982301.05  
ELEV. 1176.68
- BENCHMARK #5 - TOP OF PIN FOUND WITH YELLOW CAP MARKED "TRACY".  
N-269441.80  
E-1981952.60  
ELEV. 1161.96

**SURVEY REFERENCES**

- CHERRY HILL SUB-DIVISION  
COLONIAL HEIGHTS ADDITION  
PLAT CAB. C, SLIDE 127
- SURVEYS:
- |            |       |
|------------|-------|
| S-117      | F-306 |
| U-813      | U-719 |
| V-318      | D-322 |
| V-198      | K-278 |
| W-050      | I-603 |
| MTVERN-053 | I-676 |
| MTVERN-054 | M-667 |
| MTVERN-060 | M-669 |
| MONROE-103 | O-039 |

**EASEMENT REFERENCE**

City's No.	County Recorder Volume	Page	Grantor

**REVISIONS**

No.	Description	Approval	Date

AS BUILT

Plans Prepared By:

Makeever & Associates, Inc.  
P.O. BOX 325, 1810 E. MANSFIELD ST.  
BUCYRUS, OHIO 44820  
Phone: (419) 562-7757 Fax: (419) 562-4717

**DESCRIPTION**  
BEING PART OF THE NORTHEAST QUARTER, SECTION 25, QUARTER 3, TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE US MILITARY LANDS, CITY OF MOUNT VERNON, KNOX COUNTY, OHIO.

ENG. FILE NO. _____  
IMP. ACCT. NO. _____  
CONTRACT NO. _____  
COMPLETION DATE _____  
CONTRACTOR _____

**TOPOGRAPHIC SURVEY FOR:**  
**THE BROOKES GROUP**  
**MT. VERNON, KNOX COUNTY, OHIO**

Scale: Horiz. = 1" = 100'  
Vert. = NONE

Original Sheet Size = 24"x36"  
Date: 3-1-2023

Sheet No.: 1 OF 2  
S:\2022\226  
Dwg. No.: 2022-226 Topo Ground



ISAAC L. KING, P.S.  
PROFESSIONAL SURVEYOR NO. 8318  
DATE: 3-27-2023

40 Public Square  
Mount Vernon, OH 43050



Phone 740-393-9528

Fax 740-397-6595

<https://www.mtvernonoh.gov/>

## Engineering Department

Dear Members of the Municipal Planning Commission,

The City of Mount Vernon Shade Tree Commission hereby affirms that it has completed its review of the Tree Plan submitted by KNG Equity for the Arista Villas Development.

After thorough evaluation of the materials presented including the scope of planned tree removals, preservation efforts, and proposed planting schedule, the Commission voted to approve the Tree Plan at the November 25, 2025 Shade Tree Meeting.

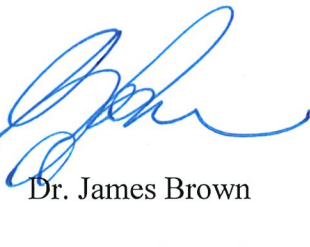
The approved plan includes:

- Removal of approximately 2,550 trees, as identified in the developer's site and environmental assessments;
- Planting 646 trees and preserving approximately 135 trees, in accordance with the Commission's recommendations and applicable city standards.

The Commission determined that the proposed plan satisfactorily meets the requirements of the City of Mount Vernon's tree protection and replacement ordinances, contingent upon the developer's continued compliance with all conditions outlined during the review process.

With this approval, the Shade Tree Commission respectfully forwards this determination to the Municipal Planning Commission.

Thank you,



Dr. James Brown

Chair of Shade Tree Commission



**Item:** 2026-MPC-03: Private Stormwater  
Maintenance Fund: Liberty Crossing  
Subdivision

## ITEM REPORT

**To:** Municipal Planning Commission

**From:** Quentin Platt

**Meeting Date:** January 8, 2026

**Department/Office:** Engineering

**Item Name:** 2026-MPC-03: Private Stormwater Maintenance Fund: Liberty Crossing  
Subdivision

### Summary:

Per Codified Ordinance 920.24(d) a maintenance fund procedure and assessment is proposed by the City Engineer for review by the Municipal Planning Commission.

Description of Request: The City Engineer requests a hearing to establish the procedures and assessments for the maintenance of the stormwater management facilities in the Liberty Crossing subdivision.

### Recommended Action:

Motion to approve (1) one of the options presented or as modified

### Attachments:

1. eMail - Liberty Crossing PSMF Fees
2. PSMF Utility Fee Model_V1



Lacie Blankenhorn <dsm@mtvernonoh.gov>

---

## Liberty Crossing PSMF Fees

---

Quentin Platt <eng4@mtvernonoh.gov>

Thu, Dec 18, 2025 at 2:10 PM

To: Lacie Blankenhorn <dsm@mtvernonoh.gov>

Cc: Brian Ball <engineer@mtvernonoh.gov>, Rachel Wilson <rwilson@mtvernonoh.gov>

Lacie,

Attached is a rate model for the Liberty Crossing PSMF.

To get the total cost for the entire development, I calculated the costs for the largest pond and applied that rate to the two smaller ponds based on their water quality volume (WQv). This file is saved in the "Stormwater Agreement" folder within the project folder.

The "Living Unit Analysis" sheet shows two different ways the development could be billed:

1. Flat Rate (green) - All units (single-family and multi-family) billed at the same rate of **\$12.67/month**.
2. Variable rate (blue) - Single family units are billed at a rate 3x that of the multi-family units, based on the average post-construction impervious area per unit. **\$6.26/month for multi-family units** and **\$18.78/month for single-family units**.

Let me know if you have any questions.

Thanks!

**Quentin Platt, EI**

Assistant City Engineer

C: 740-390-2335 | O: 740-393-9528



**Mount Vernon**

*An Innovative Community; Authentically Hometown*



**PSMF Utility Fee Model_V1.xlsx**

31K

Unit Type	Total Area (Including ROW)	Impervious Area	Units	Impervious Area/Unit	Impervious Ratio to Single Family
Single Family	8,547	3,843	1	3,843	1.00
Multi-Family	425,920	261,323	228	1,146	0.30

Total Monthly Cost for All BMPs	\$	5,928.31	Units	Total Monthly Fees Collected	
				\$	
Flat Monthly Rate	\$	12.67	468	\$	5,929.56
Multi-Family Rate	\$	6.26	228	\$	1,427.28
Single-Family Rate	\$	18.78	240	\$	4,507.20
				\$	5,934.48



**Item:** 2026-MPC-04: Major Subdivision:  
Modification: Liberty Crossing - Multifamily  
Area

## **ITEM REPORT**

**To:** Municipal Planning Commission

**From:** Lacie Blankenhorn, Development Services Manager

**Meeting Date:** January 8, 2026

**Department/Office:** Municipal Planning Commission

**Item Name:** 2026-MPC-04: Major Subdivision: Modification: Liberty Crossing - Multifamily Area

### **Summary:**

Per Codified Ordinance 1103 a Subdivision Modification has been submitted for review by the Municipal Planning Commission.

Description of Request: See the accompanying summary of proposed changes to the multifamily area of the Liberty Crossing subdivision.

### **Recommended Action:**

Motion to approve as presented or with modifications

### **Attachments:**

1. eMail - Liberty Crossing Apartments - Site Amendment Documents
2. Liberty Crossing Apartments Site Plan 2025-11-06
3. Liberty Apartments Bldg Elevations
4. 30 Unit Rendering - Seagrass



---

## Liberty Crossing Apartments - Site Amendment Documents

---

Cummings, Joshua <jcummings@emht.com>

Thu, Nov 20, 2025 at 8:51 AM

To: Lacie Blankenhorn <dsm@mtvernonoh.gov>

Cc: Lacie Blankenhorn <dsm@mountvernonohio.org>, Zimmerman Scott <szimmerman@mountvernonohio.org>, "Matthew T. Starr" <mtvmayor@mountvernonohio.org>, Matt Skinner <msskinner@gohighland.com>, Scott Mallory <stm@gohighland.com>, Katie Moyer <kmoyer@inchandco.com>, Matthew Marshall <mmarshall@inchandco.com>

Lacie,

Below is a summary of the changes that have been made from the amended final development plan approval to the current design as shared with your team within the below email:

- The current design has increased unit count from 230 units (final development plan text) to 240 units. Per code, an increase in approved building count of less than 5% is considered a minor adjustment that can be approved by staff and would not require an amendment to the final development plan text.
- Parking has been increase from 360 parking spaces to 420 parking spaces to align with the increased unit count and per the final development plan text section D1.07.
- Parking lot trees will be increased per the increased parking space count per the final development plan text section D1.06.
- Adjustments to the overall layout have been made as followed:
  - Eliminated one apartment building.
  - Swapped the location of one middle row building with the club house and amenities to better position the club house and amenities to be more centralized to the overall development.
  - Shifted the eastern most entrance to the east to allow for the club house adjustment.
  - Building footprints have all been updated to reflect Inch and Co. actual building footprints.
  - Adjusted the overall position of each of the buildings due to the footprints being updated.
  - Updated the garages to align with Inch and Co. standards and to meet their program requirements. This includes utilizing two single bay garages on the eastern side of the development.
  - Provided accurate building elevations per Inch and Co.'s design standards.
  - Adjusted the overall parking lot layout to accommodate the above changes.

I believe that these are the notable changes that would impact any of the changes that fall within the overall review of the final development plan approval process. Engineering adjustments will need to be considered for these changes, but are not considered within the final development plan approval process.

Please review and let us know if you have any questions or concerns regarding these adjustments or need additional information to help process this amendment.

Thanks.

**Josh Cummings**  
Senior Project Manager

Development I  
Associate  
o: 614.775.4627 | c: 614.420.5856 | [jcummings@emht.com](mailto:jcumings@emht.com)



**EMH&T Engineers, Surveyors, Planners, Scientists**

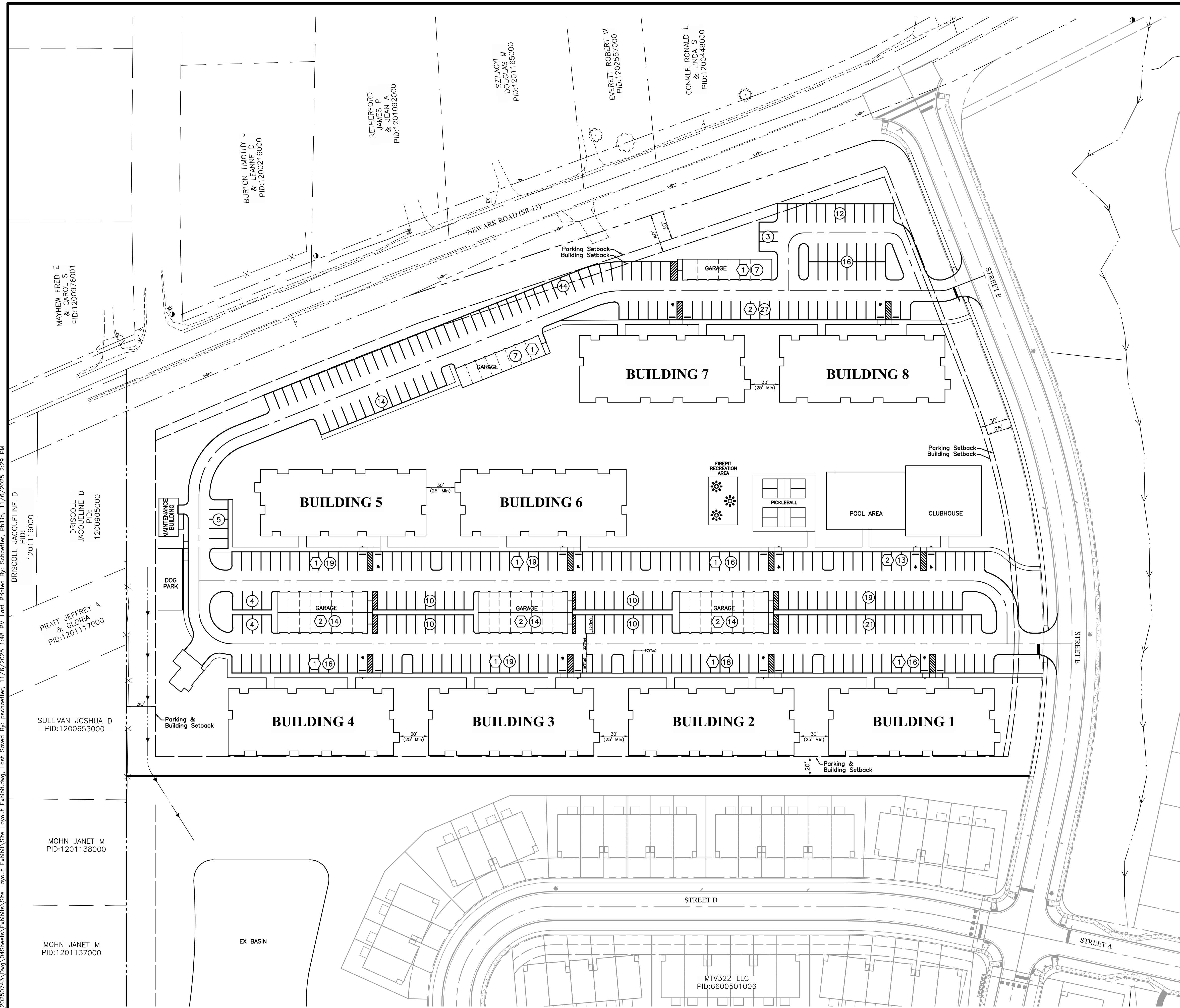
5500 New Albany Road, Columbus, OH 43054  
[emht.com](http://emht.com) | [in](#)



[Quoted text hidden]

**Secured by Google**

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### PARKING

(FINAL DEVELOPMENT PLAN TEXT SUB D1.07)

PARKING SPACES	QUANTITY	REQUIRED
1.5 PER 1BR	120	180
2 PER 2BR	96	192
2 PER 3BR	24	48
		TOTAL 420

PARKING PROVIDED	
STANDARD:	345
ADA:	11
GARAGE:	56
GARAGE ADA:	8
TOTAL 420	

ONE TREE PER 25 PARKING SPACES TO BE PROVIDED PER FINAL DEVELOPMENT PLAN TEXT SUB D1.06

- ⊗ - ADA PARKING COUNT
- ⊙ - STANDARD PARKING COUNT

J:\20250743\Drawings\Sheets\Exhibits\Site Layout Exhibit\Site Layout Exhibit.dwg, Last Saved By: pscheffter, 11/6/2025 1:48 PM, Last Printed By: pscheffter, 11/6/2025 2:28 PM

MAYHEW FRED E  
PID:1200976001

BURTON TIMOTHY J & LEANNE D  
PID:1200216000

RETFERFORD JAMES P & JEAN A  
PID:1201092000

SZILAGYI DOUGLAS M  
PID:1201165000

EVERETT ROBERT W  
PID:120257000

CONKLE RONALD L & LINDA S  
PID:1200446000

DRISCOLL JACQUELINE D  
PID: 1201116000

DRISCOLL JACQUELINE D  
PID: 1200905000

PRATT JEFFREY A & GLORIA  
PID:1201117000

SULLIVAN JOSHUA D  
PID:1200653000

MOHN JANET M  
PID:1201138000

MOHN JANET M  
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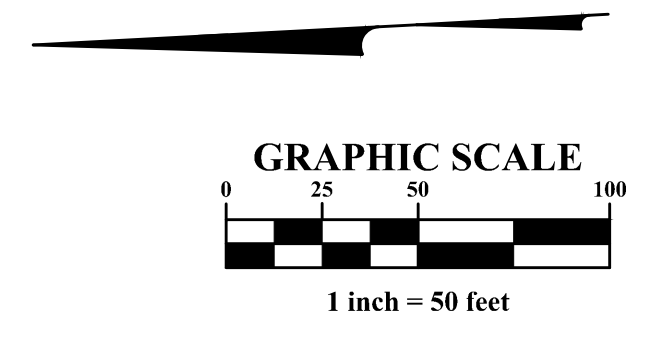
MTV322 LLC  
PID:6600501006

REVISIONS	MARK	DATE	DESCRIPTION
PRELIMINARY			
NOT TO BE USED FOR CONSTRUCTION			
PLAN SET DATE			

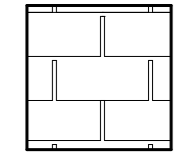
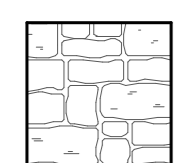
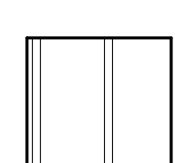
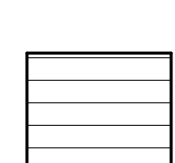
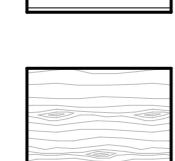
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO  
STREET, STORM SEWER, WATER PLAN  
FOR  
**LIBERTY CROSSING**  
MULTI FAMILY  
SITE LAYOUT EXHIBIT

**EMHT**  
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Fax: 614.775.3548  
emht.com

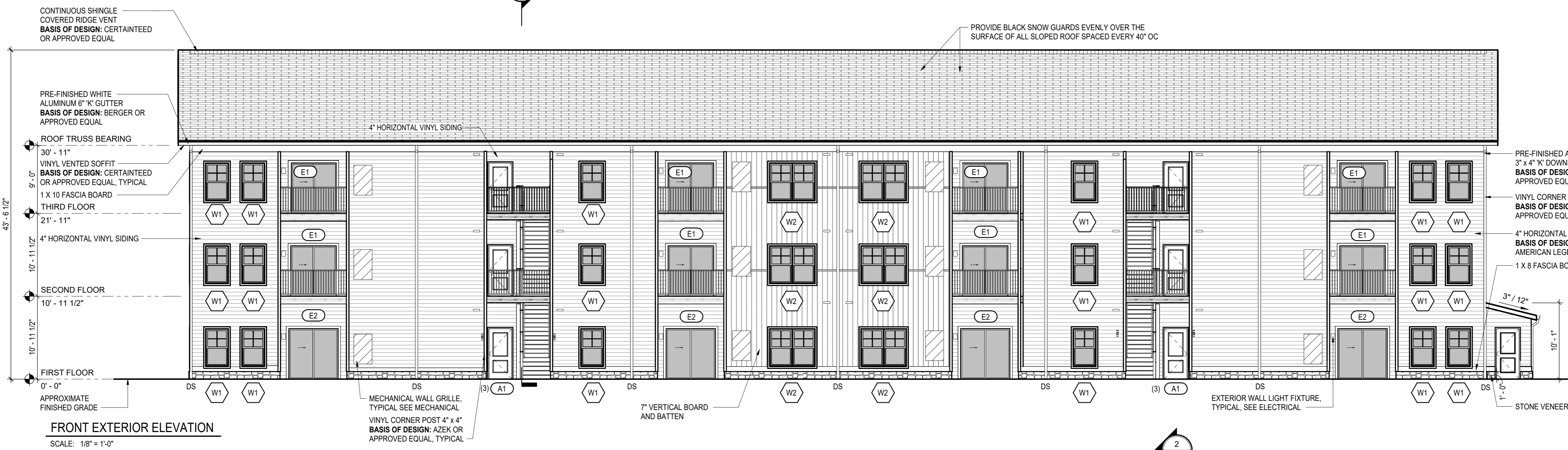
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SCALE	1" = 50'
JOB NO.	20250743
SHEET	1/1



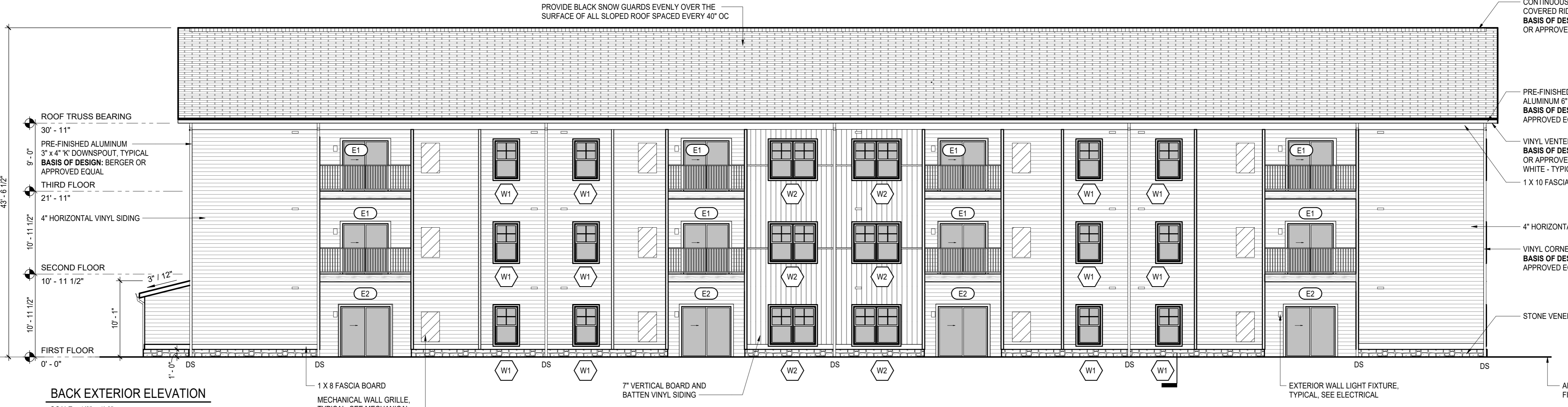
**EXTERIOR FINISH SCHEDULE**

-  ARCHITECTURAL ASPHALT SHINGLE  
30 YEAR WARRANTY  
BASIS OF DESIGN: CERTAINTED  
LANDMARK  
COLOR: MOIRE BLACK
-  2" THICK THIN STONE VENEER  
BASIS OF DESIGN: QUALITY STONE  
STYLE: OHIO DRYSTACK  
COLOR: MEDIUM GRAY
-  7" SINGLE VERTICAL BOARD AND  
BATTEN VINYL SIDING  
BASIS OF DESIGN: CERTAINTED  
STYLE: AMERICAN LEGEND  
COLOR: COLONIAL WHITE
-  4" DOUBLE WOODGRAIN HORIZONTAL  
VINYL SIDING  
BASIS OF DESIGN: CERTAINTED  
STYLE: AMERICAN LEGEND  
COLOR: SEAGRASS OR GRANITE GRAY  
(SEE NOTE 3)
-  PATIO LEDGER BOARD  
BASIS OF DESIGN: NATIONAL  
PREFINISH  
COLOR: TIMBERTONES -  
MOUNTAIN CEDAR

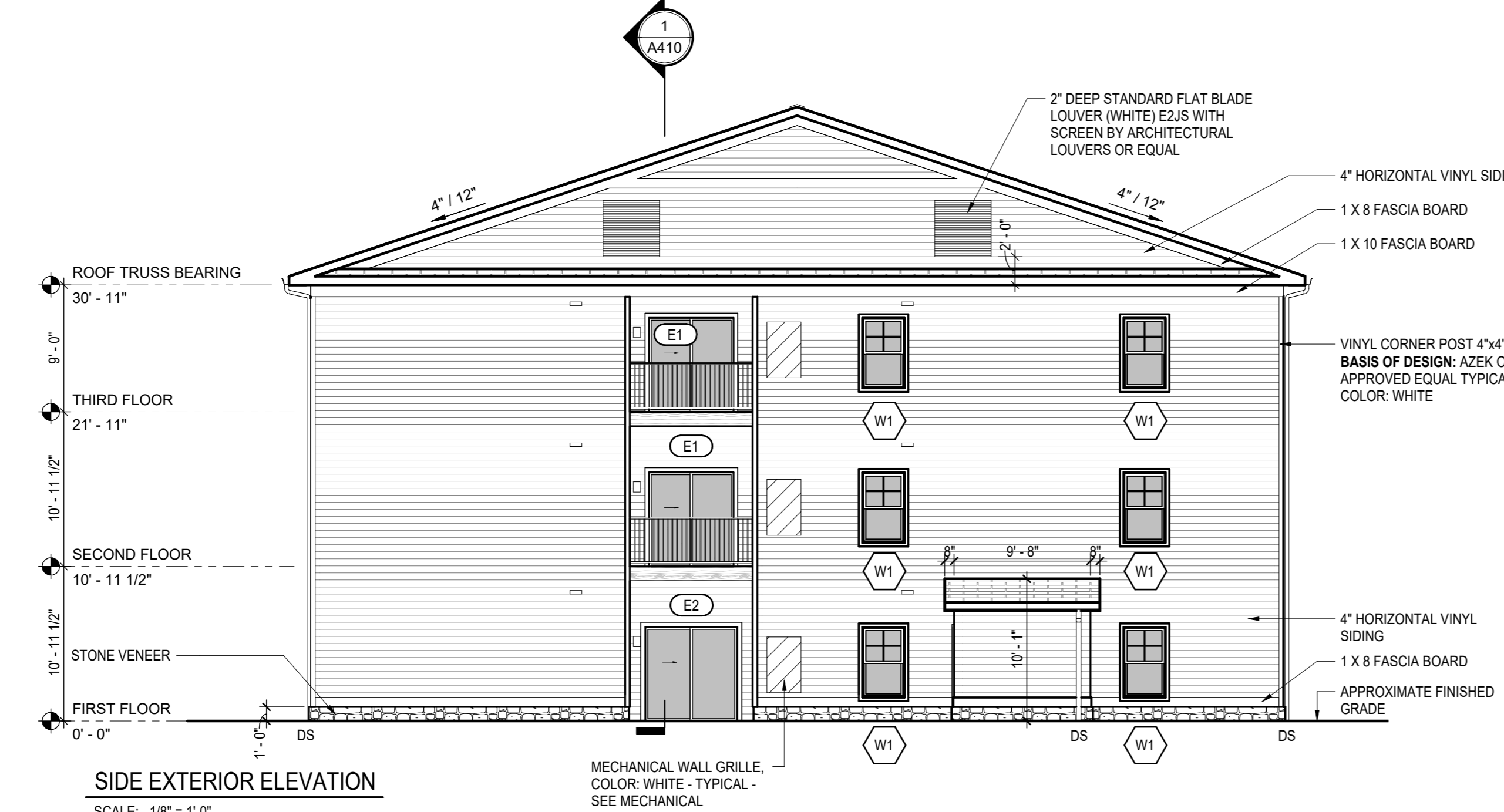
- NOTE:**
1. ELEVATIONS FOR DESIGN INTENT AND FINISH MATERIAL REPRESENTATION ONLY
  2. CONTRACTOR SHALL INSTALL ALL EXTERIOR FINISHES AND/OR SYSTEMS IN ACCORDANCE WITH THEIR MANUFACTURERS SPECIFICATIONS.
  3. BUILDINGS 1, 3, 7, & 9 ARE TO RECEIVE SEAGRASS HORIZONTAL SIDING & COLONIAL WHITE BOARD AND BATTEN SIDING.  
BUILDINGS 2, 8, & 10 ARE TO RECEIVE GRANITE GRAY HORIZONTAL SIDING & COLONIAL WHITE BOARD AND BATTEN SIDING.
  4. ALL SOFFITS, FASCIA'S, AND GUTTERS TO BE WHITE.
  5. ALL HVAC, GRILLS, CORNER POSTS, EXHAUST VENTS, DRYER VENTS TO BE WHITE.
  6. ALL SNOWGUARDS TO BE BLACK.



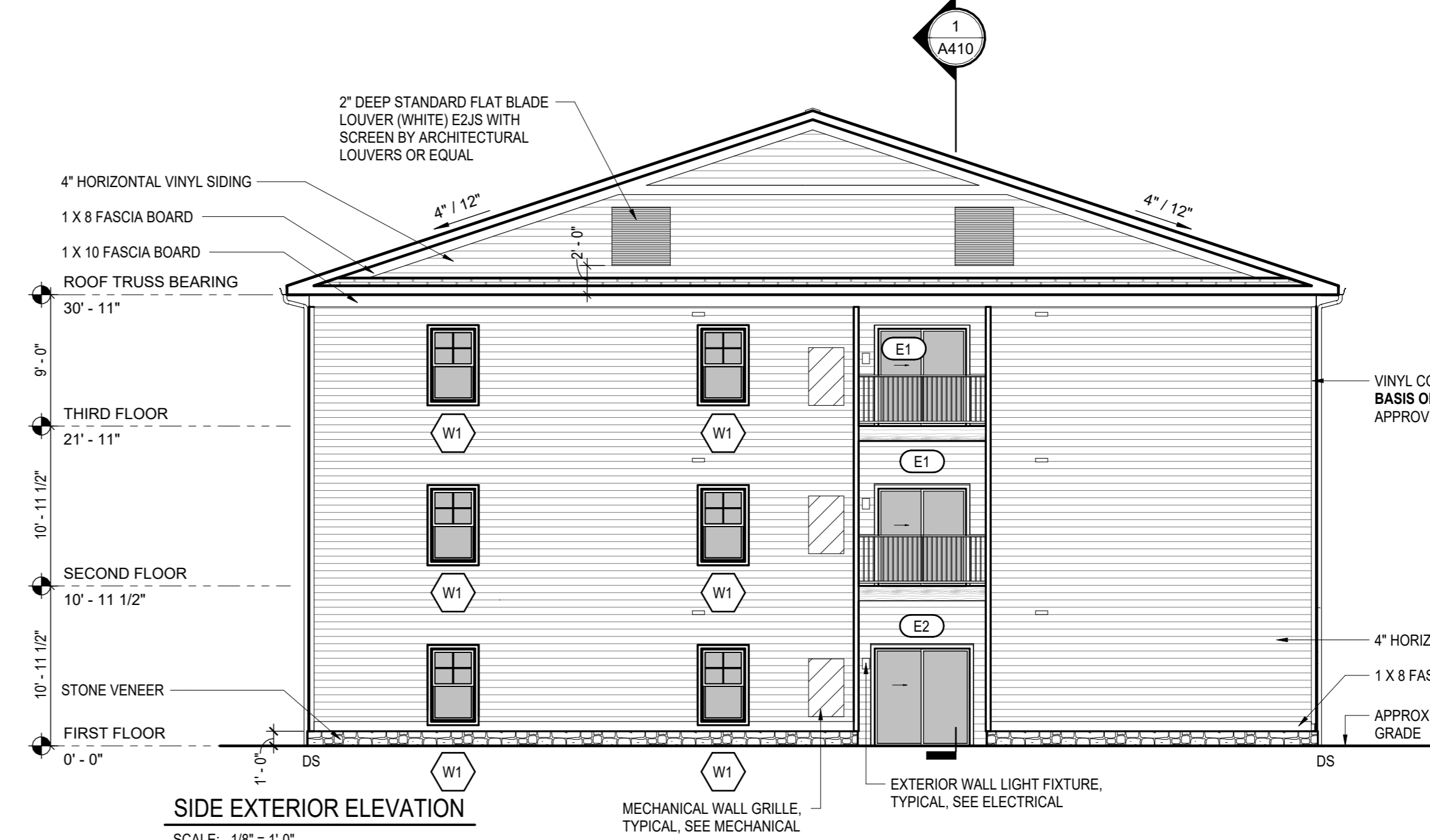
**FRONT EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**BACK EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"

**LIBERTY CROSSING APARTMENT #1**

NEW CONSTRUCTION

MOUNT VERNON, OHIO - KNOX COUNTY

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---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------

no.	date	description

drawing title

EXTERIOR ELEVATIONS

sheet no.

A200





**Item:** 2026-MPC-05: Major Subdivision:  
Modification: Liberty Crossing - Townhomes  
Area

## **ITEM REPORT**

**To:** Municipal Planning Commission

**From:** Lacie Blankenhorn, Development Services Manager

**Meeting Date:** January 8, 2026

**Department/Office:** Municipal Planning Commission

**Item Name:** 2026-MPC-05: Major Subdivision: Modification: Liberty Crossing - Townhomes Area

### **Summary:**

Per Codified Ordinance 1103 a Subdivision Modification has been submitted for review by the Municipal Planning Commission.

Description of Request: See the accompanying summary of proposed changes to the multifamily area of the Liberty Crossing subdivision.

### **Recommended Action:**


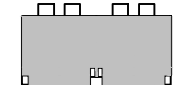
Motion to approved as presented or as modified

### **Attachments:**

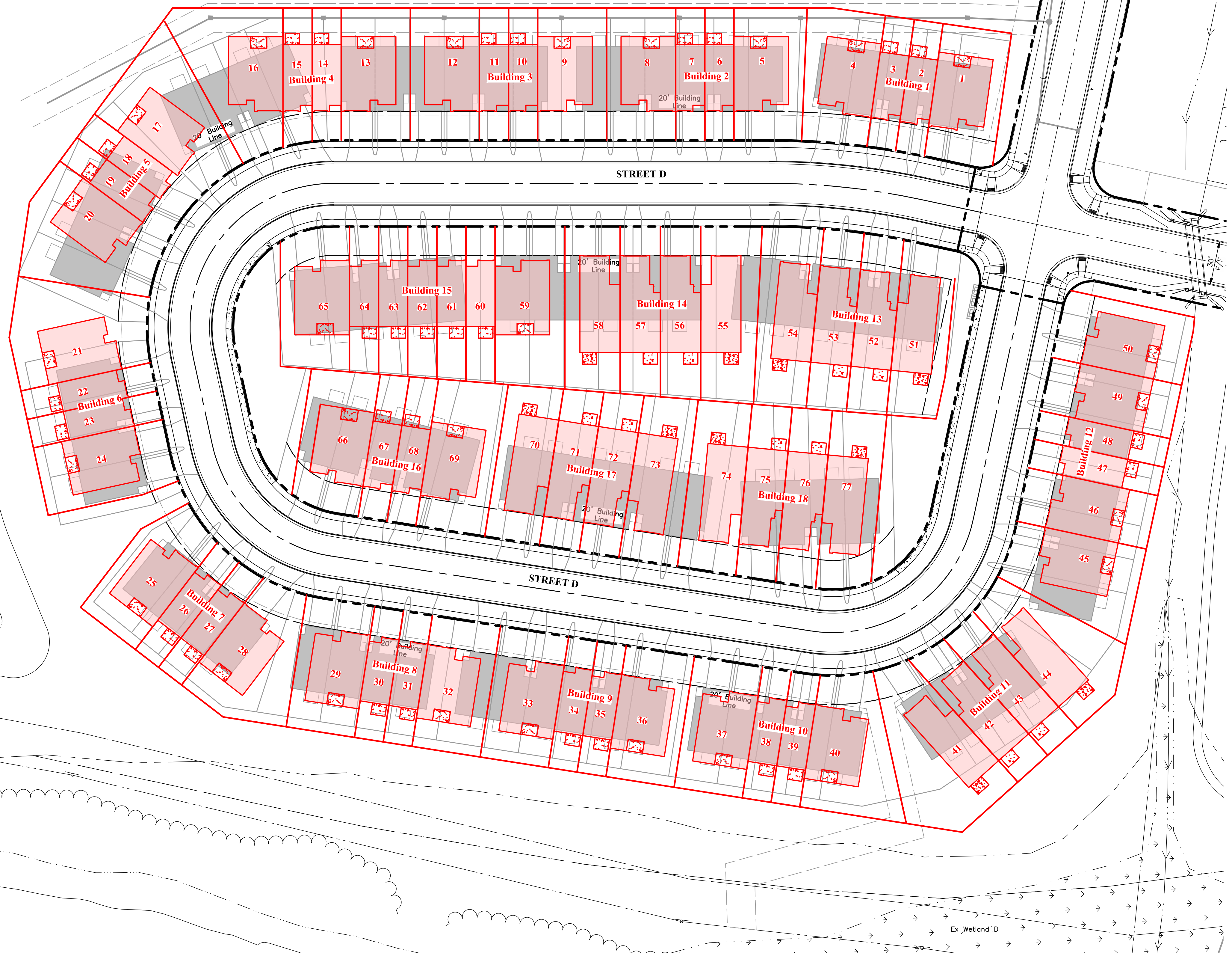
1. Liberty Crossing Townhome Layout Adjustments

FUTURE APARTMENTS  
 MTV322 LLC  
 PID:6600501007

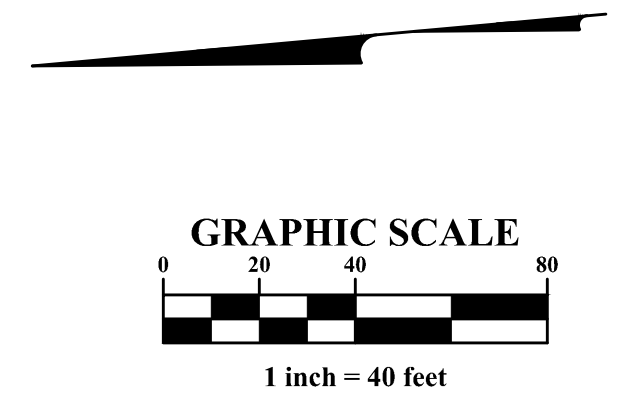
**LEGEND / UNIT COUNT**


	<b>Revised Layout</b> Red Bldgs = 18 Bldgs Red Units = 77 Units
	<b>Original Layout</b> Gray Bldgs = 19 Bldgs Gray Units = 92 Units

Note: A maximum of 112 dwelling units are permitted within this sub area per Final Development Plan.



Basin 01  
 NP=1003.00  
 100 YR=1008.66  
 TOB=1009.50



<b>PRELIMINARY</b> ..... NOT TO BE USED FOR CONSTRUCTION	REVISIONS MARK DATE DESCRIPTION
	PLAN SET DATE JUNE 2025
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO EXHIBIT FOR <b>LIBERTY CROSSING TOWNHOMES</b> <b>PHASES 1 &amp; 2</b> ALTERNATE BUILDING EXHIBIT	
 <small>EMHT          ENGINEERS, MECHANICAL, ELECTRICAL &amp; PLUMBING, INC.          ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS          550 New Albany Road, Columbus, OH 43054          Phone: 614.775.4500 Toll Free: 888.775.3548          emht.com</small>	
DATE	JULY 2025
SCALE	1" = 40'
JOB NO.	20250396
SHEET	1/1

J:\20250396\Drawings\Sheets\Exhibits\Bldg Layout Exhibit\20250396 - Building Layout Exhibit - Option 4 - NO HATCHES.dwg, Last Saved By: pschoeffer, 12/17/2025 10:25 AM, Last Printed By: pschoeffer, 12/17/2025 10:26 AM, (No Xrefs)