

**Municipal Planning Commission Minutes
Regular Meeting**

January 8, 2026



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CALL TO ORDER

Present	Excused
Mayor Matthew Starr Safety Service Director Tanner Salyers Anne Ellsworth Austin Swallow Jason West	Todd Hawkins Eric Diehl

Others in Attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Robert Broeren, City Assistant Engineer, Quentin Platt; City Inspector, Scott Zimmerman; Susan Homan; Ronald Homan; Shelda Robertson; John McMillen; Trent McDaniel; Linda Beck; Bob Beck; Mike Hillier; Jay Mahan; Cheryl Splain; Mike Rednour; Carol Rednour; Susan Delozier; Josh Cummings; Janet Mohn; Greg Yashnyk; Clint Huhra; Gary Koester; Scott Mallory; Don Carr; John Sperry; Walt Sperry

MINUTES APPROVAL

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

	Motion to Approve Minutes
RESULT:	Adopted [5 TO 0]
MOVER:	Austin Swallow
SECONDER:	Anne Ellsworth
AYES:	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow, Jason West
NAYS:	None

MPC ITEMS

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

Blankenhorn introduced the case.

Huhra (sworn in) explained the preliminary plat that is being proposed for parcel 66-07961.000 consisting of 100 single family dwelling parcels. The land is zoned R-1 and standard setbacks will apply. Their plan is to sell the homes at a target price of \$350,000. Their home plans include 3–4 bedrooms with 2.5 bathrooms, and floor plans ranging from 1,200 - 1,600 square feet. He described exterior finish options that would be offered. The common areas will be governed by an HOA that will also have a built-in architectural review committee to preserve

neighborhood aesthetics. The stormwater ponds and streets will be dedicated to the municipality. The plan now has road spurs that could be connected to adjacent parcels for road extensions in the future. Woodside Drive will be connected to the roads being created for this subdivision. They plan to make a water main connection that will continue a loop through existing easements near the west end of Upland Terrace. An urban forestry replanting plan was developed in coordination with a local master certified arborist, reviewed, and approved by the Shade Tree and Beautification Commission. Huhra is seeking approval of the preliminary plat before proceeding with full submittal of construction plans to be reviewed as part of the permit process for stormwater, erosion control, and utilities.

Salyers asked Huhra if the property taxes on the parcel are current. Huhra said yes, they were paid today as soon as it was brought to his attention.

Hillier (sworn in) referred to a KnoxPages article from August 2025 that states the City's transportation plan requires a minimum of three exits. Further stating Mayor Matt Starr said the development will have to connect to Coshocton AVE and also to the east with other development to alleviate traffic in both directions. Hillier questioned the proposed spurs shown on the preliminary plat and asked when will the proposed be finished. Ball explained this is part of a master plan for the area and, as land is developed, connections can be made. Broeren supported Ball's explanation by further explaining this plan does not call for cul-de-sacs that do not connect to adjoining parcels.

Blankenhorn read City Code § 1101.01i. Encourage interconnectivity of developments in order to provide multiple access points in and out of developments for safety purposes and traffic dispersion. Further adding the Code encourages interconnectivity rather than requiring it.

Carr (sworn in) said he heard, in earlier meetings about this parcel, that this development must have 3 accesses to this property.

There was disagreement between the public, commission members, and City Administration about the timing of access improvements to the subject parcel.

Carr handed written questions to the Commission. He was reminded that the hearing is about whether the plan meets R-1 Zoning Regulations. Salyers thanked Carr for the questions and said the appropriate time to submit questions is prior to the hearing. Salyers said he would provide answers to his questions at a later time.

B. Beck (sworn in) questioned when the road for phase 2 would be completed. He had additional concerns about items unrelated to the R-1 regulations.

One email was received about the hearing from Jennifer Shoman expressing opposition to the subdivision. Her primary concern is inadequate access. She suggested revisions that are not typically part of a preliminary plat.

The Chairman asked the City Engineer if he has any concerns with the preliminary plat, in addition to utilities, stormwater control, or other items from an engineering perspective. Ball said at this point there are not. He said it is important to note there is a preliminary plat and a final plat. Between those two there is a chance to work through issues such as stormwater management.

Mayor Starr noted a Development Agreement will come at a later point, prior to the Final Plat. Ball explained the preliminary plat is about fairness. It is a two-dimensional document. If it is approved, the developer will invest money to create a three-dimensional design that serves all the aspects of the standards, including roads, water, stormwater, etc. The future work products will be judged using Federal, State, and Local Codes, policies, and regulations.

Starr confirmed the Shade Tree and Beautification Commission approved the plan that was

submitted for this subdivision.

Broeren did not have any legal concerns.

Salyers made a motion to approve the preliminary plat as presented.

	Motion to Approve Preliminary Plat as Presented
RESULT:	Adopted [4 TO 1]
MOVER:	Safety Service Director Tanner Salyers
SECONDER:	Austin Swallow
AYES:	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow
NAYS:	Jason West

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

Blankenhorn introduced the case.

Cummings (sworn in) explained that when the Final Development Plan was amended last year, there wasn't a developer onboard. The Final Development Plan was conceptual, based off of the recommendations of the Architect of Record. A developer is now onboard with their own programming, building footprints, unit counts, etc. The proposal is to eliminate a building, change building sizes due to unit sizes for efficiencies, shift the clubhouse to be more centrally located. Everything aligns with the Final Development Plan and is categorized as a minor change, to be reviewed by the MPC.

J. Sperry (sworn in) asked what the difference is when Inch & Co. was added. Cummings explained Liberty Crossing as a whole is a multi-partnership where multiple entities are developing the parcels. Inch & Co. is the developer for just the multifamily dwelling units. It will remain a part of the Liberty Crossing Subdivision.

There were no communications submitted through the Development Services Manager.

The City Engineer did not have any concerns.

The City Law Director did not have any concerns.

Ellsworth made a motion to approve the changes as presented.

	Motion to Approve as Presented
RESULT:	Adopted [5 TO 0]
MOVER:	Anne Ellsworth
SECONDER:	Jason West
AYES:	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow, Jason West
NAYS:	None

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

Blankenhorn introduced the case.

Cummings (sworn in) explained the request as similar to the multifamily apartments, concepts were presented for the Final Development Plan before a developer was onboard. The developer onboard for the townhomes would like to reduce the unit count by 35, from 108 units to 77 units, based on the layout provided, to be able to provide more flexibility with the layout of the units.

There were no outside communications submitted via the Development Services Manager.
There were no engineering concerns. There were no legal concerns.
West made a motion to approve the changes as presented.

	Motion to Approve as Presented
RESULT:	Adopted [5 TO 0]
MOVER:	Jason West
SECONDER:	Austin Swallow
AYES:	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow, Jason West
NAYS:	None

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

Blankenhorn introduced the case.

Cummings (sworn in); Platt (sworn in)

Ball explained that the Federal & State EPA has mandated that stormwater ponds be created and that water from developments be released at a reasonable rate to the neighbors or downstream or adjacent properties. Often times, interest is lost in maintaining these facilities. One of the solutions is for a private stormwater facility to be maintained by the public entity where landowners petition the utility commission to add them to a maintenance district, which has been completed for Liberty Crossing. The next step is for the MPC to establish the rate to be charged for the private stormwater facility maintenance. The MPC is being asked to set the rate today.

As the funds are collected and maintained, there will be a periodic check to ensure there are enough funds. If there are too many funds, the rate can be reduced. The funds will also cover rehabilitation that can occur at an approximate 25-year interval. Liberty Crossing is a mix of single family dwellings and multifamily dwellings. Assistant City Engineer, Quentin Platt has created two alternatives to establish the billing rate.

Platt explained there is one other PSMF within the City which is at Gilchrist Estates Subdivision.

He said the main difference with that PSMF is that the ponds are designed to be dry, which requires mowing and maintaining the vegetation around the ponds. Platt didn't think it was equitable to bill every dwelling at the same rate when the multifamily units are high density and overall contribute less stormwater per unit. His spreadsheet broke down the impervious area of the single family units versus the multifamily units and found the single family units have approximately 3 to 1 more area per unit. A flat monthly rate of \$12.67 would be charged to all dwelling units, whether they are single family or multifamily. A variable rate would charge the single-family units \$18.78 per month and \$6.26 per multifamily unit. This is in addition to the City wide public stormwater fee. The total calculated cost of maintaining the 3 on-site ponds is \$5,928.31 annually, over a 25-year lifecycle.

Ball asked if the Developer has a preference.

McDaniel (sworn in) said the flat fee is their preference, to keep things simple.

Salyers questioned the abolition of the penny and how that would affect billing. He questioned whether the fee should be rounded. There was discussion about rounding and payment methods.

Blankenhorn questioned the validity of the rates presented, based on the 2 upcoming agenda items concerning Liberty Crossing, that may change the number of units in the development. Platt said the rate is explicitly dependent on the number of units in the subdivision.

Ball suggested tabling this case to the end of the meeting, to hear the next two cases concerning units at Liberty Crossing.

Salyers made a motion to table the case to the end of the meeting, West seconded the motion.

The Commission voted AIF.

Following cases 2026-MPC-04 and 2026-MPC-05, this case was reopened.

There are 77 units approved for the townhomes, 240 units approved for the multifamily units, and 135 single-family units. This would cause a revised flat rate fee of \$13.15.

There were no communications submitted via the Development Services Manager.

Swallow said even though the developer is requesting to use the flat rate, he doesn't think that is fair. He proposes using the variable rate.

Swallow made a motion to use the variable rate.

Swallow said an apartment dweller with a smaller square footage would be penalized.

McDaniel (sworn in) said everything except for the multifamily will receive individual bills.

The multifamily area will receive a single bill to the owner of the property. The townhomes are considered single-family with a connected wall.

The changes approved in the earlier cases do not change the ratio of single-family dwellings to multifamily dwellings. The variable rate, rounded, would be \$6.30 for each multifamily unit and \$18.80 for the single-family units.

Salyers added that he understands equity and appreciates the effort put into calculating the rates and understanding the differences. Utility billing is complicated and not easily understood, which is why he will be voting for simplicity.

The vote to use the variable rate failed 1-4.

	Motion to Use the Variable Rate
RESULT:	Failed [1 TO 4]
MOVER:	Austin Swallow
SECONDER:	Anne Ellsworth
AYES:	Austin Swallow
NAYS:	Matthew Starr, Tanner Salyers, Anne Ellsworth, Jason West

Salyers made a motion to adopt a flat rate of \$13.15 for the Liberty Crossing Subdivision.

	Motion to Adopt a Fixed Rate of \$13.15 for Liberty Crossing Subdivision PSMF
RESULT:	Adopted [5 TO 0]
MOVER:	Tanner Salyers
SECONDER:	Austin Swallow
AYES:	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow, Jason West
NAYS:	None

ADJOURN

Mayor Starr thanked Austin Swallow for his numerous years of service on the Municipal Planning Commission, as this was his last meeting. Swallow said he has enjoyed serving on the Commission for over 20 years. It is public democracy at its best. Swallow made a motion to adjourn. Ellsworth seconded the motion. Voting was AIF.



Lacie Blankenhorn <dsm@mtvernonoh.gov>

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

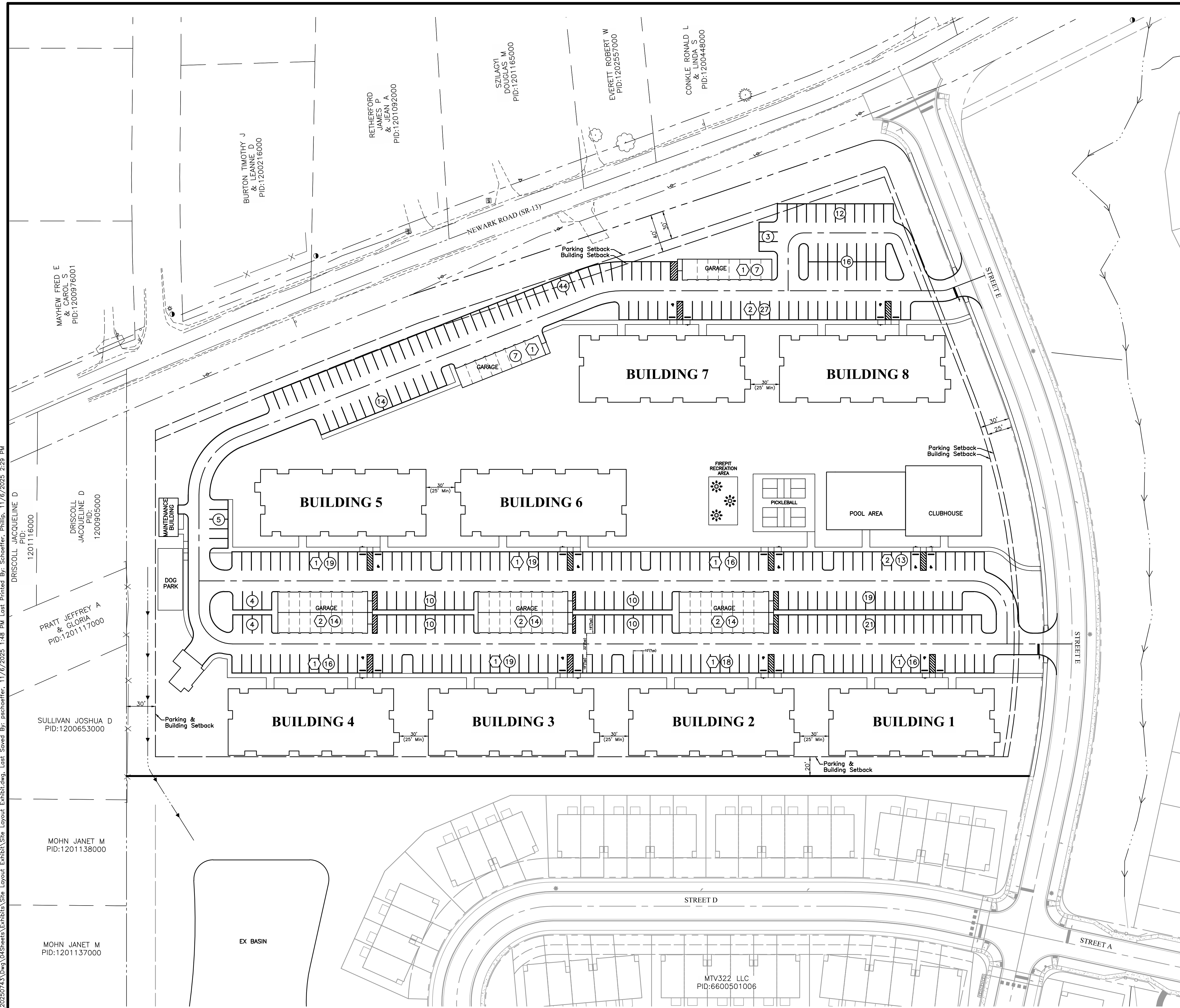
5500 New Albany Road, Columbus, OH 43054
emht.com | [in](#)



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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

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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:1201160000

DRISCOLL JACQUELINE D
PID:1200905000

PRATT JEFFREY A & GLORIA
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SULLIVAN JOSHUA D
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MOHN JANET M
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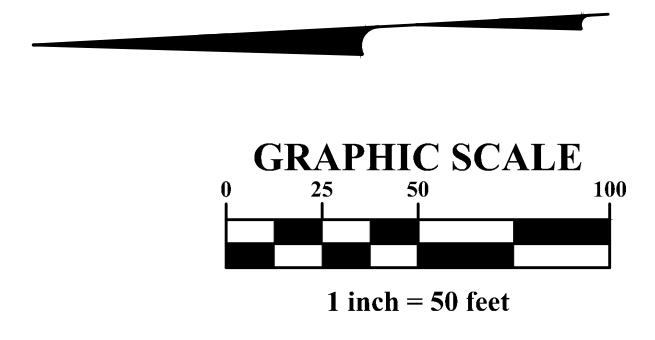
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PID:6600501006

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NOT TO BE USED FOR CONSTRUCTION			
PLAN SET DATE			

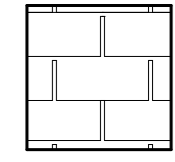
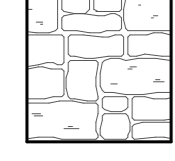
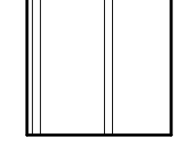
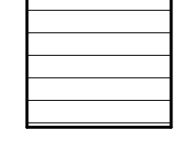
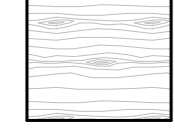
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO
STREET, STORM SEWER, WATER PLAN
FOR
LIBERTY CROSSING
MULTI FAMILY
SITE LAYOUT EXHIBIT

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

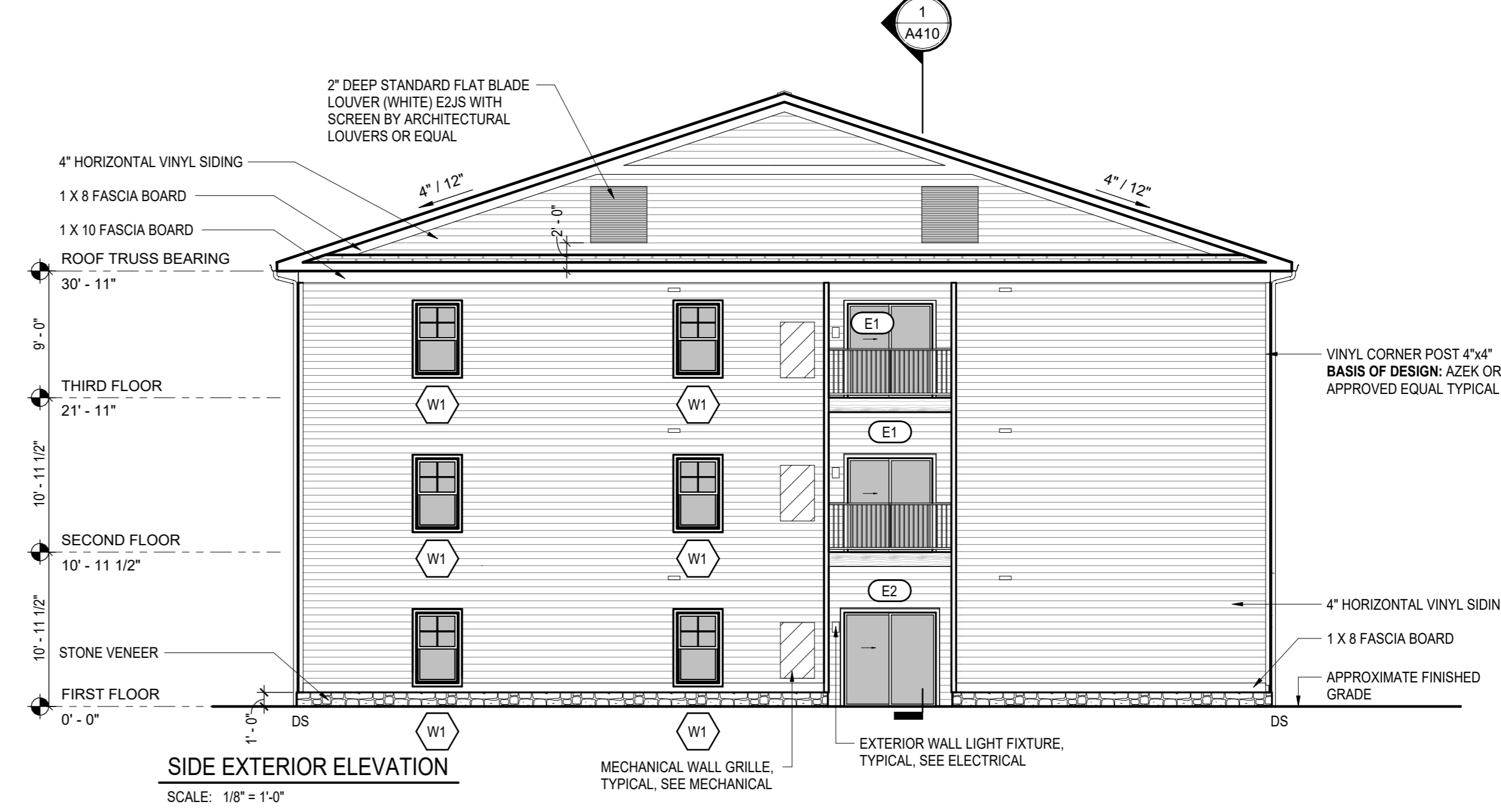
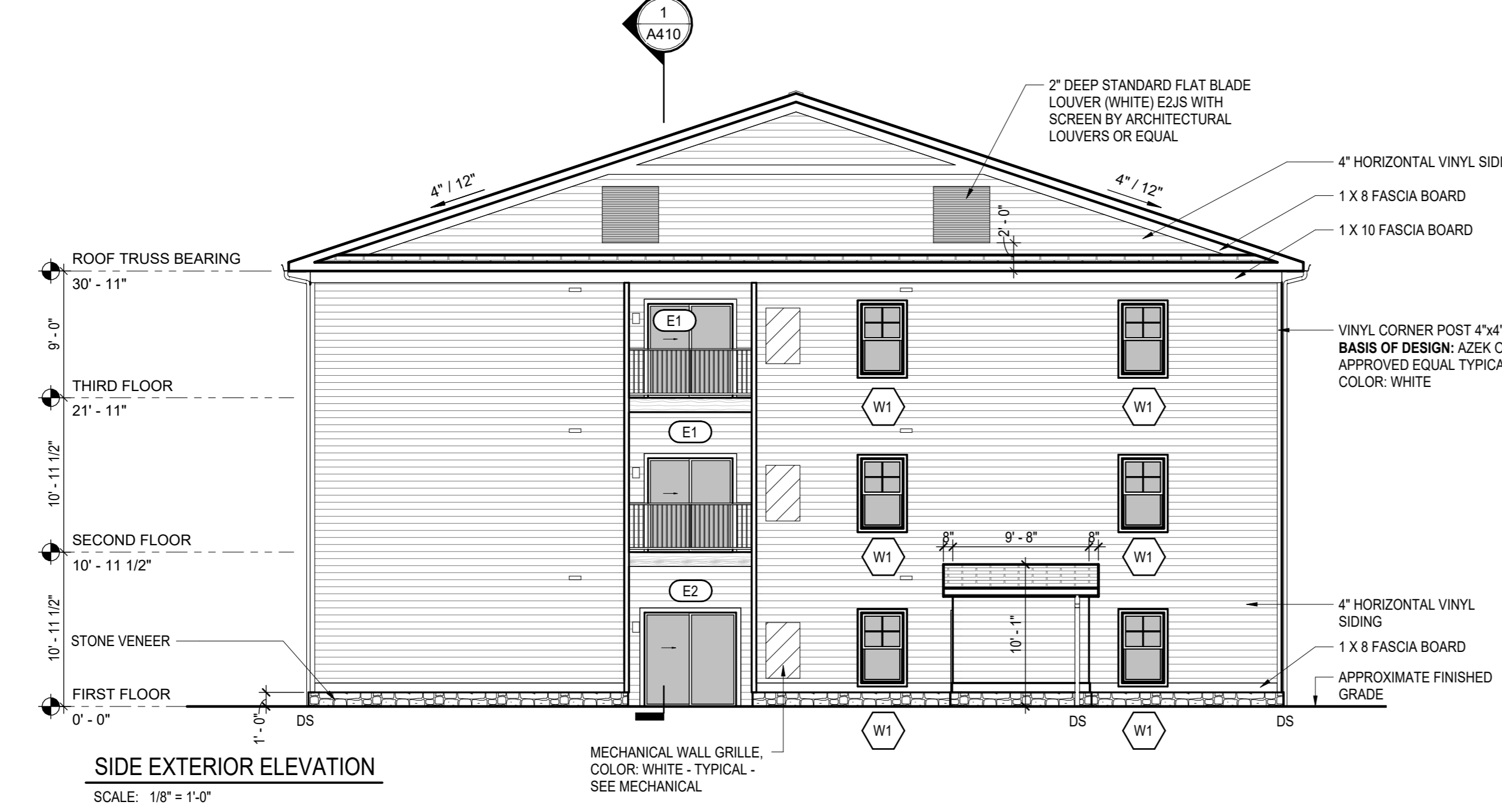
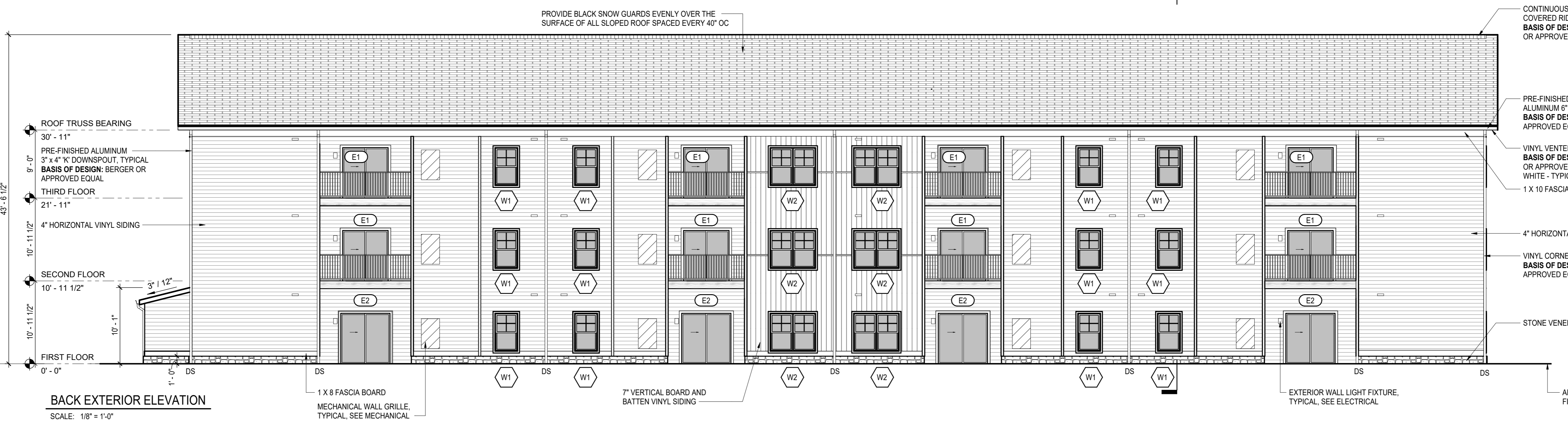
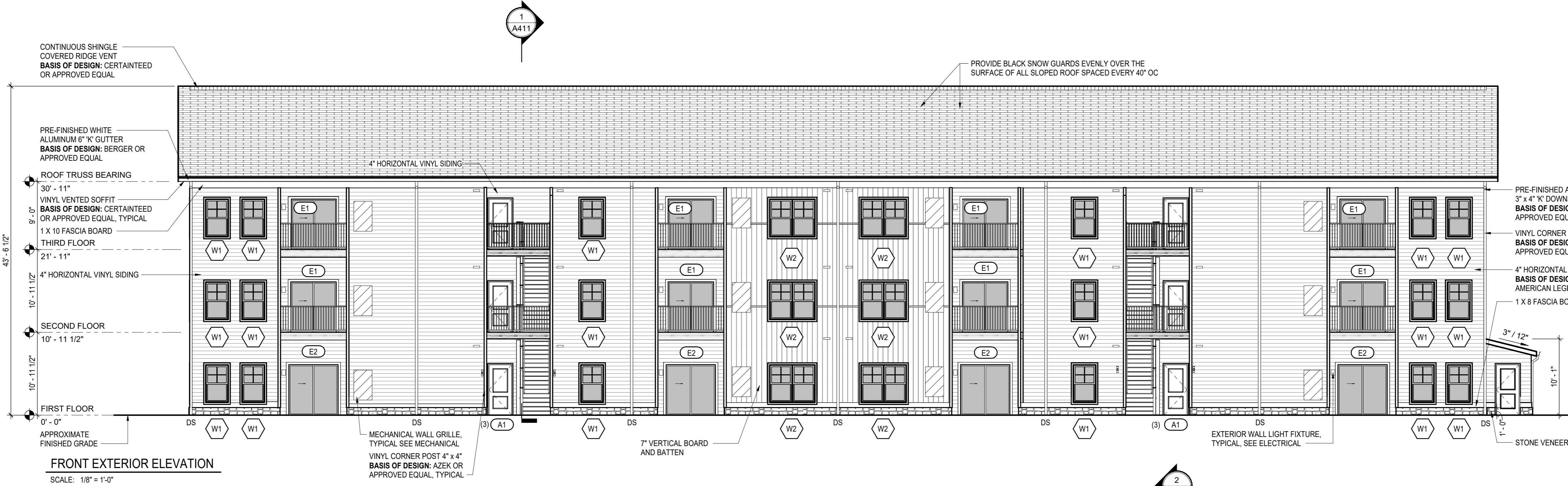
DATE	NOVEMBER
SCALE	1" = 50'
JOB NO.	20250743
SHEET	1/1



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.



LIBERTY CROSSING APARTMENT #1

NEW CONSTRUCTION

MOUNT VERNON, OHIO - KNOX COUNTY

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no.	date	description

drawing title


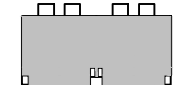
EXTERIOR ELEVATIONS

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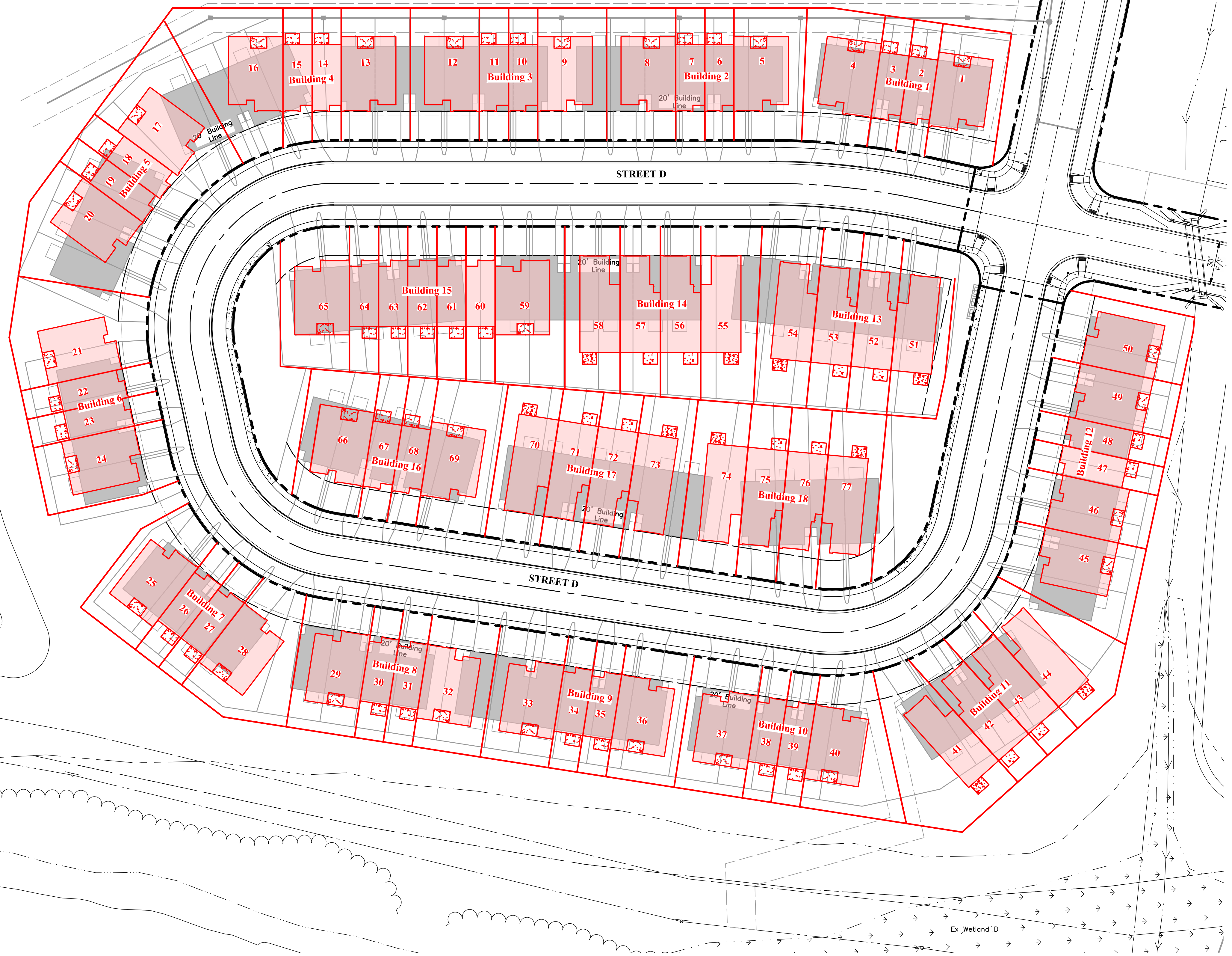
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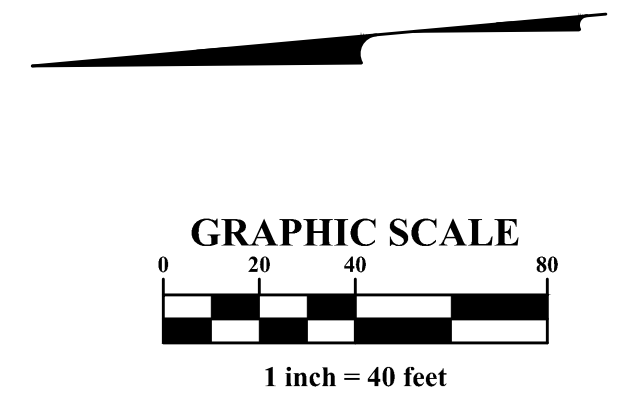
FUTURE APARTMENTS
 MTV322 LLC
 PID:6600501007

LEGEND / UNIT COUNT	
	Revised Layout Red Bldgs = 18 Bldgs Red Units = 77 Units
	Original Layout 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



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 JUNE 2025

MARK	DATE	DESCRIPTION

CITY OF MOUNT VERNON, KNOX COUNTY, OHIO
 EXHIBIT
 LIBERTY CROSSING MDG LLC

FOR
LIBERTY CROSSING TOWNHOMES
PHASES 1 & 2
 ALTERNATE BUILDING EXHIBIT

EMHT
 ENGINEERS, ARCHITECTS, SURVEYORS & PLANNERS, INC.
 550 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.3548
 emht.com

DATE
 JULY 2025

SCALE
 1" = 40'

JOB NO.
 20250396

SHEET
 1/1

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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