



**Municipal Planning Commission  
Regular Meeting**

**Agenda**

**March 12, 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**

Member Attendance

**MINUTES APPROVAL**

MPC Minutes - Regular Meeting - January 8, 2026 4:00 PM

**MPC ITEMS**

2026-MPC-08 Jackson ST - Conditional Use for Small-Scale Planned Housing  
Development

2026-MPC-09 Franklin ST, 109 - Conditional Use for Rowhouse Development

**ADJOURN**

**Municipal Planning Commission Minutes  
Regular Meeting**

**January 8, 2026**



**VIDEO BROADCASTING & RECORDING**

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

**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

	<b>Motion to Approve Minutes</b>
<b>RESULT:</b>	<b>Adopted [5 TO 0]</b>
<b>MOVER:</b>	Austin Swallow
<b>SECONDER:</b>	Anne Ellsworth
<b>AYES:</b>	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow, Jason West
<b>NAYS:</b>	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.

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

	<b>Motion to Approve as Presented</b>
<b>RESULT:</b>	<b>Adopted [5 TO 0]</b>
<b>MOVER:</b>	Anne Ellsworth
<b>SECONDER:</b>	Jason West
<b>AYES:</b>	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow, Jason West
<b>NAYS:</b>	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.

	<b>Motion to Approve as Presented</b>
<b>RESULT:</b>	<b>Adopted [5 TO 0]</b>
<b>MOVER:</b>	Jason West
<b>SECONDER:</b>	Austin Swallow
<b>AYES:</b>	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow, Jason West
<b>NAYS:</b>	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.

	<b>Motion to Use the Variable Rate</b>
<b>RESULT:</b>	<b>Failed [1 TO 4]</b>
<b>MOVER:</b>	Austin Swallow
<b>SECONDER:</b>	Anne Ellsworth
<b>AYES:</b>	Austin Swallow
<b>NAYS:</b>	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.

	<b>Motion to Adopt a Fixed Rate of \$13.15 for Liberty Crossing Subdivision PSMF</b>
<b>RESULT:</b>	<b>Adopted [5 TO 0]</b>
<b>MOVER:</b>	Tanner Salyers
<b>SECONDER:</b>	Austin Swallow
<b>AYES:</b>	Matthew Starr, Tanner Salyers, Anne Ellsworth, Austin Swallow, Jason West
<b>NAYS:</b>	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.



---

## 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**

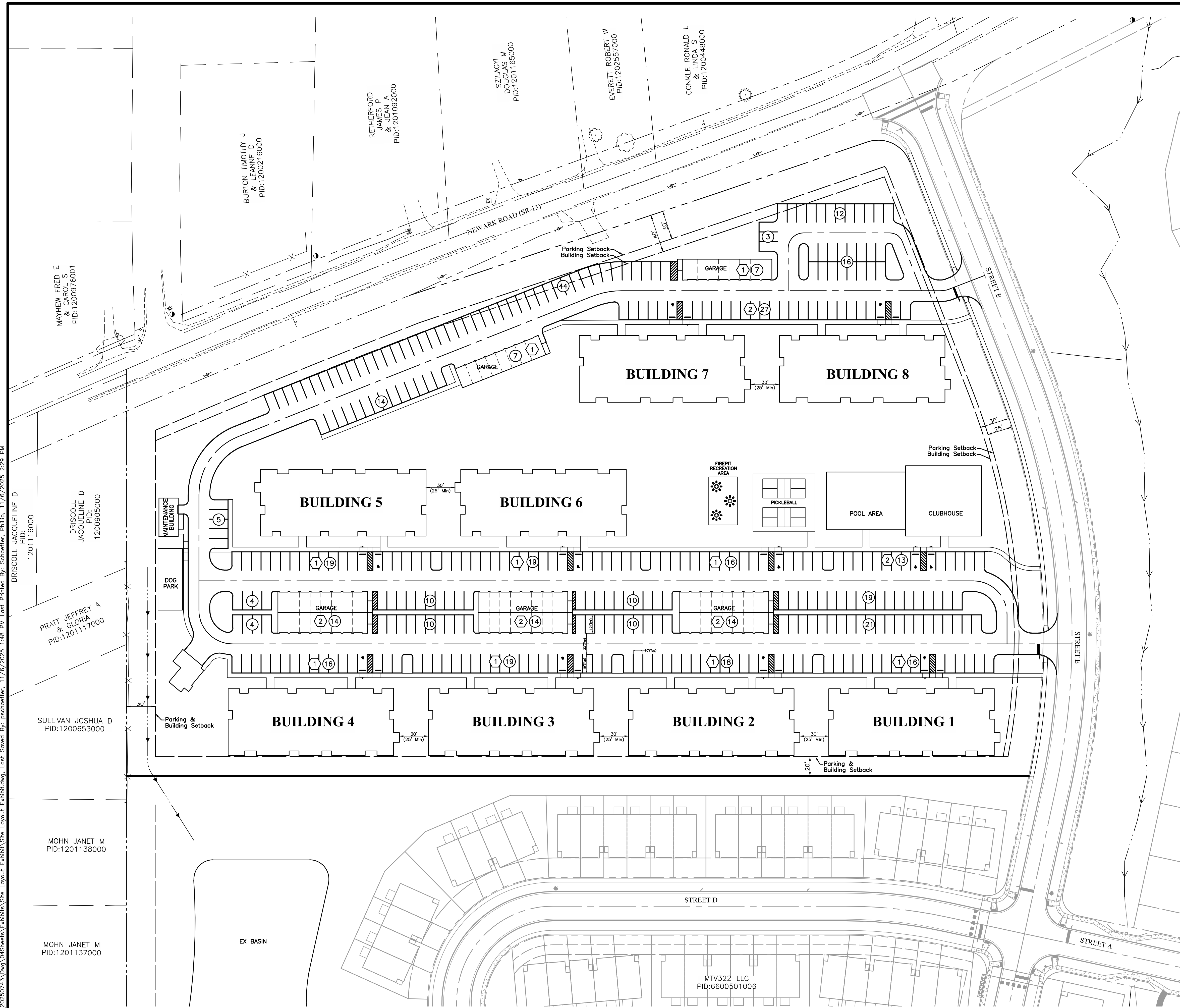
5500 New Albany Road, Columbus, OH 43054  
[emht.com](http://emht.com) | [in](#)



[Quoted text hidden]

**Secured by Google**

[Quoted text hidden]



### 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
		<b>TOTAL 420</b>

PARKING PROVIDED	
STANDARD:	345
ADA:	11
GARAGE:	56
GARAGE ADA:	8
<b>TOTAL 420</b>	

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:120116000

DRISCOLL JACQUELINE D  
PID:1200905000

PRATT JEFFREY A & GLORIA  
PID:1201117000

SULLIVAN JOSHUA D  
PID:1200653000

MOHN JANET M  
PID:1201138000

MOHN JANET M  
PID:1201137000

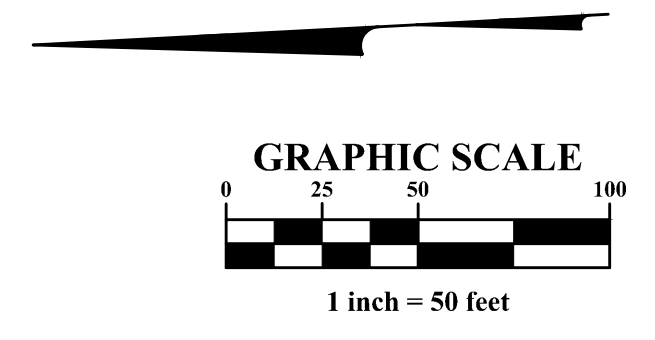
MTV322 LLC  
PID:6600501006

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

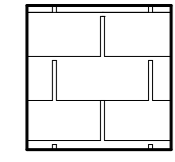
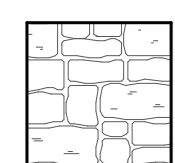
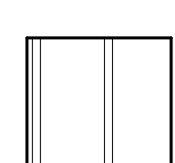
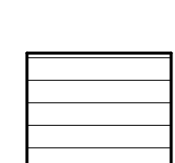
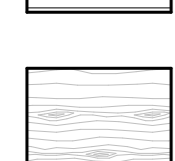
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO  
STREET, STORM SEWER, WATER PLAN  
FOR  
**LIBERTY CROSSING**  
MULTI FAMILY  
SITE LAYOUT EXHIBIT

**EMHT**  
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Fax: 614.775.3448  
emht.com

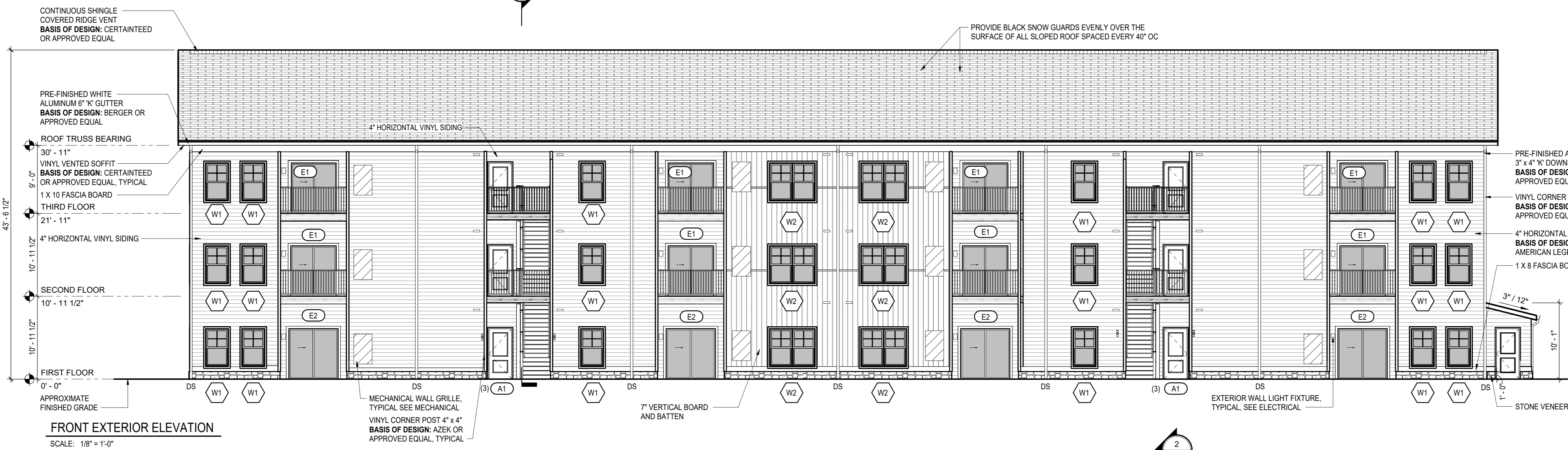
DATE	NOVEMBER
SCALE	1" = 50'
JOB NO.	20250743
SHEET	1/1



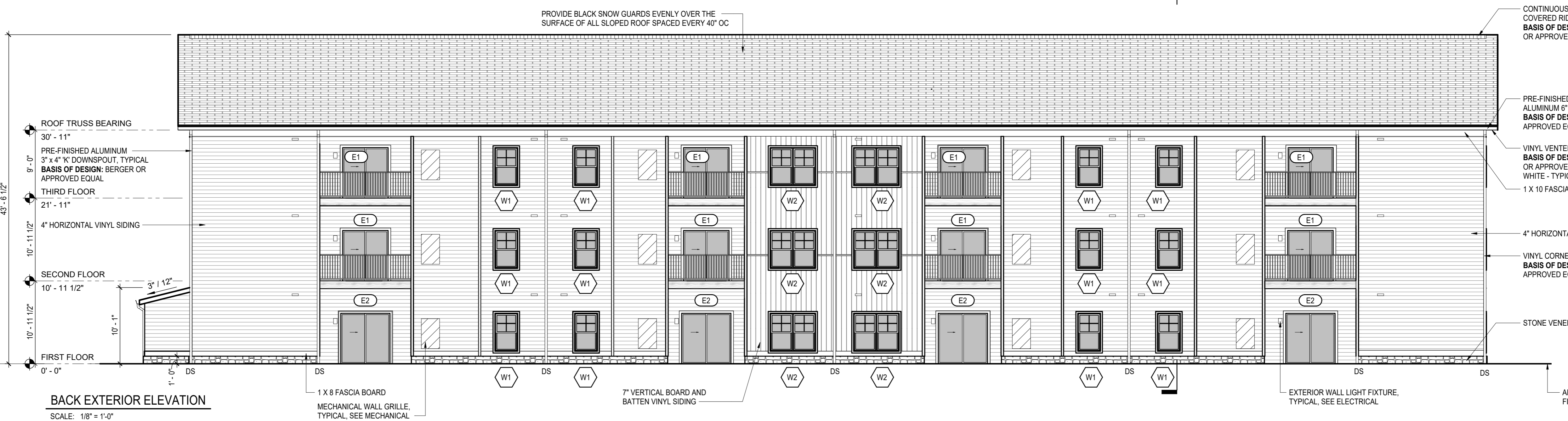
**EXTERIOR FINISH SCHEDULE**

-  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

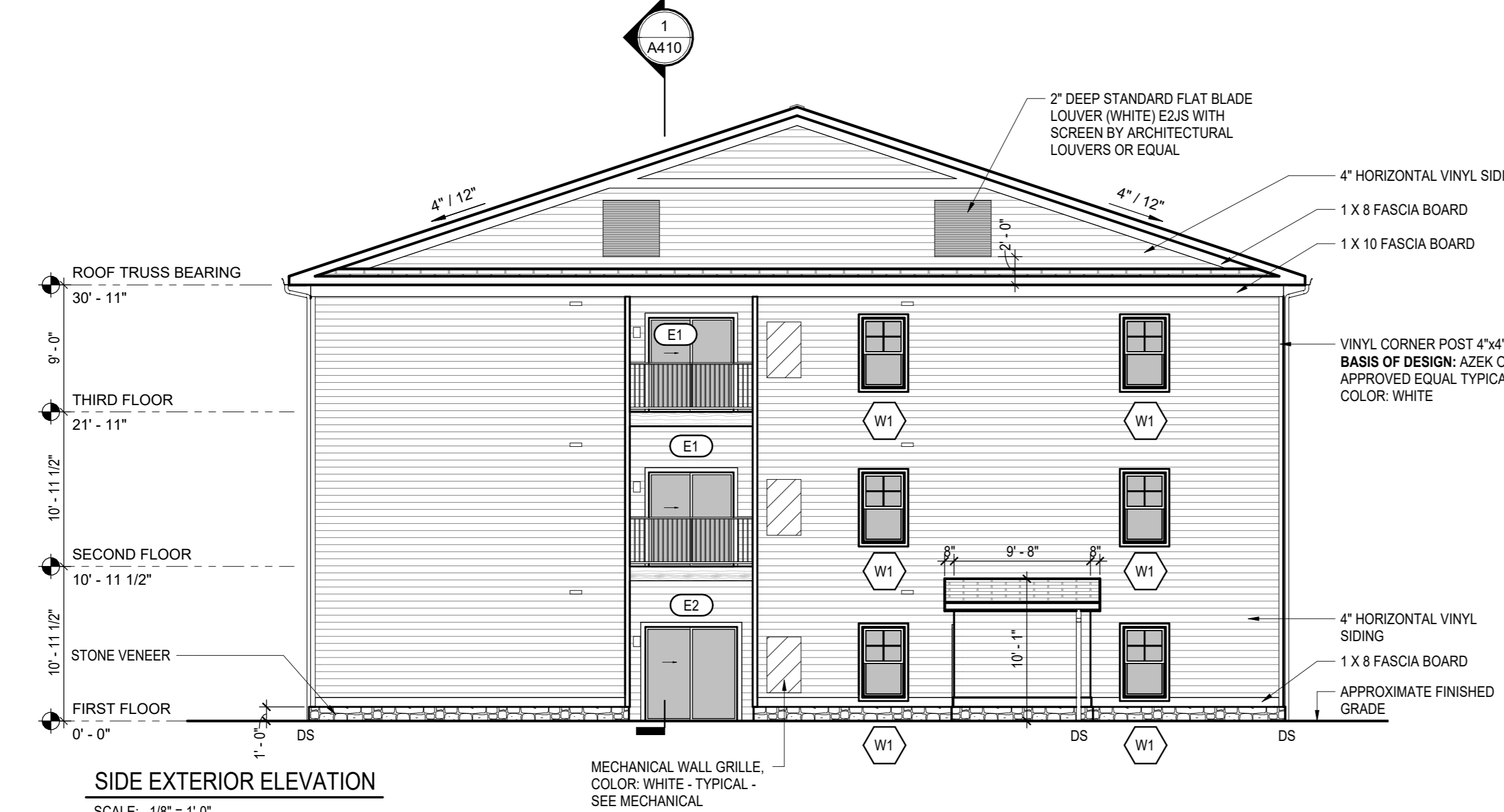
- NOTE:**
1. ELEVATIONS FOR DESIGN INTENT AND FINISH MATERIAL REPRESENTATION ONLY
  2. CONTRACTOR SHALL INSTALL ALL EXTERIOR FINISHES AND/OR SYSTEMS IN ACCORDANCE WITH THEIR MANUFACTURERS SPECIFICATIONS.
  3. BUILDINGS 1, 3, 7, & 9 ARE TO RECEIVE SEAGRASS HORIZONTAL SIDING & COLONIAL WHITE BOARD AND 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.



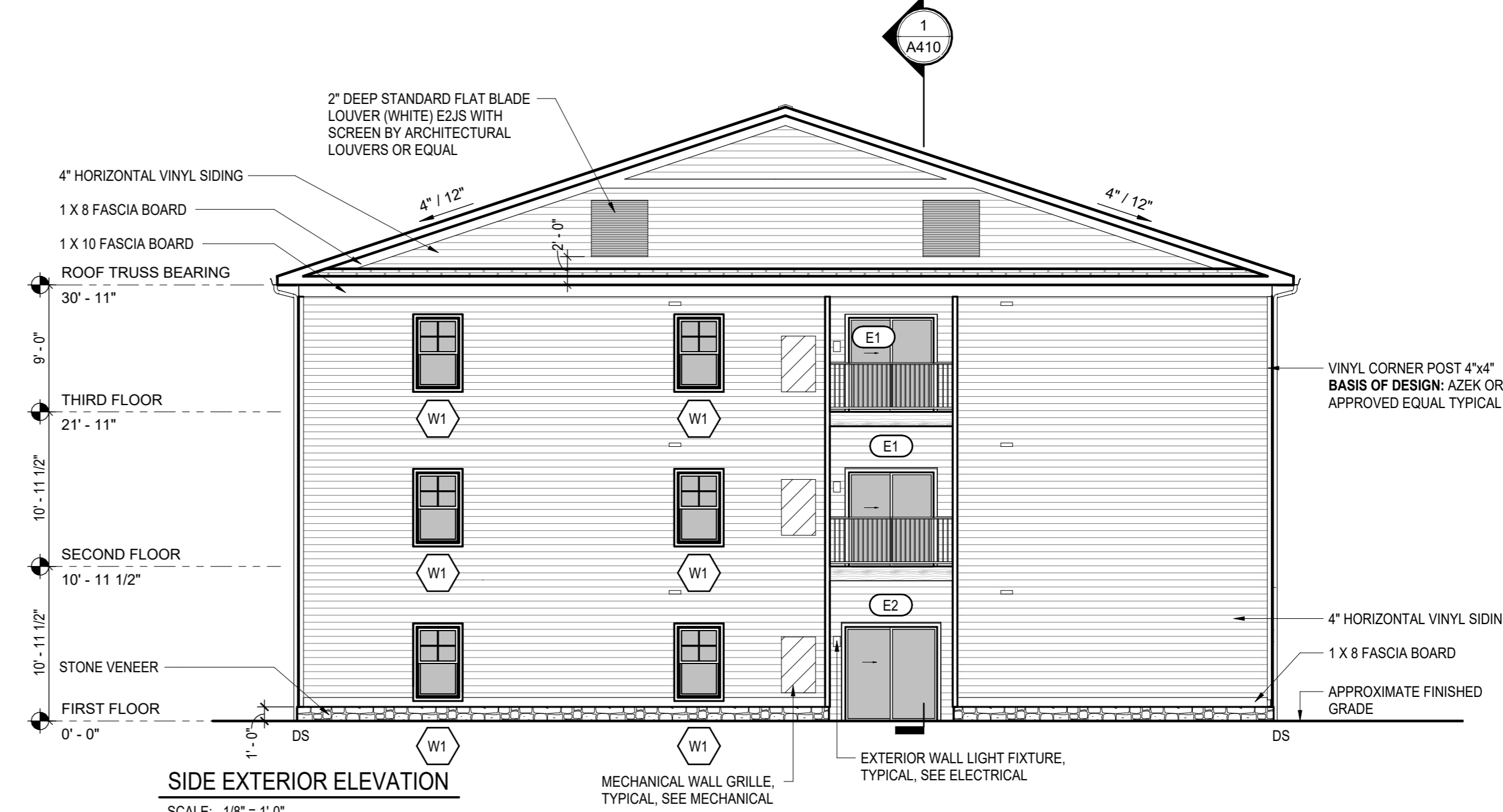
**FRONT EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**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

© Copyright Notice, CORE Design Group, 2019 All Rights Reserved. These plans are the property of CORE Design Group. No part of these plans, in whole or in part, without the written permission of CORE Design Group is forbidden.	project mgr. date project no. drawing set
---	--

no.	date	description

drawing title

EXTERIOR ELEVATIONS


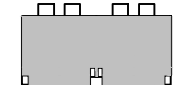
sheet no.

A200

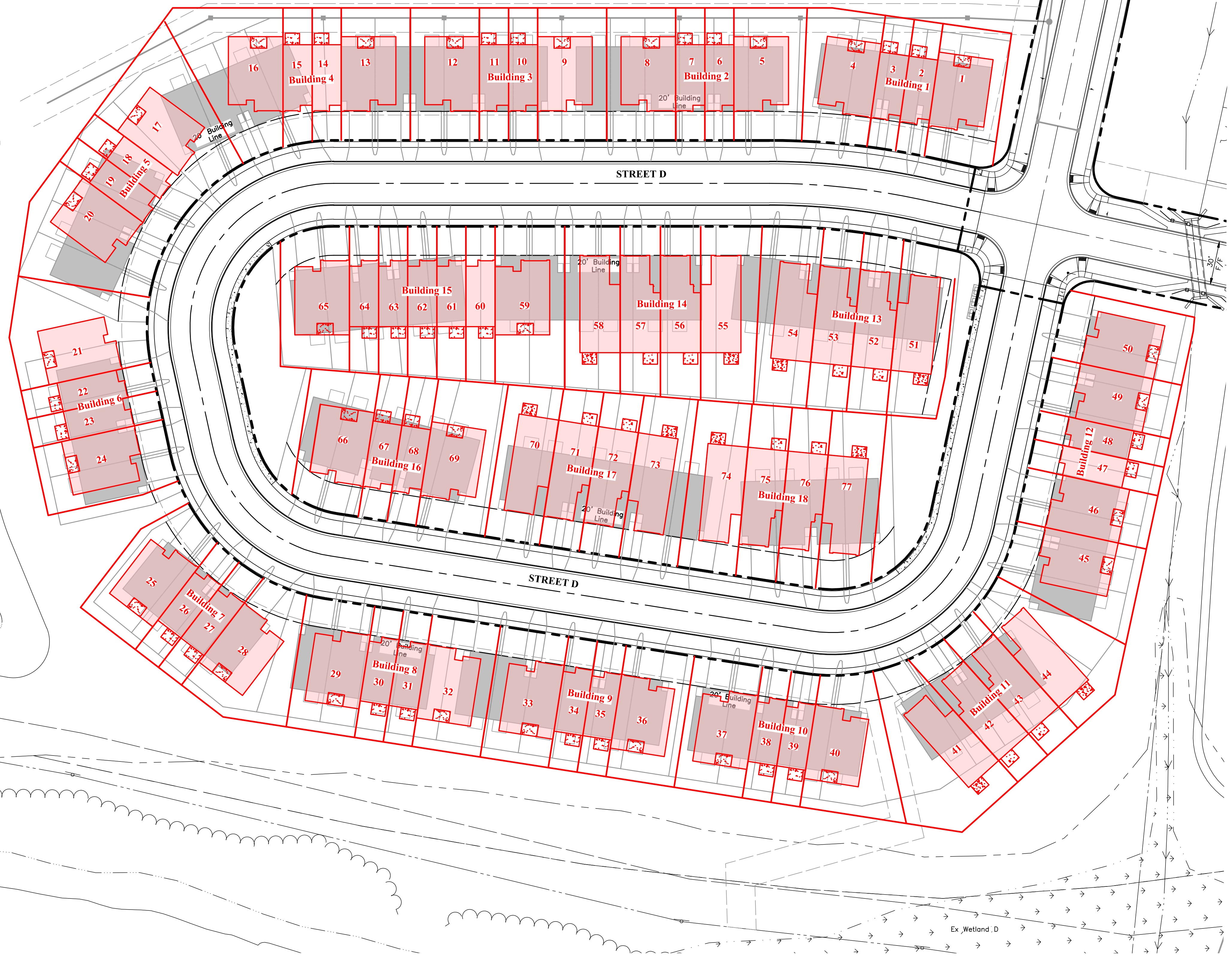


FUTURE APARTMENTS  
 MTV322 LLC  
 PID:6600501007

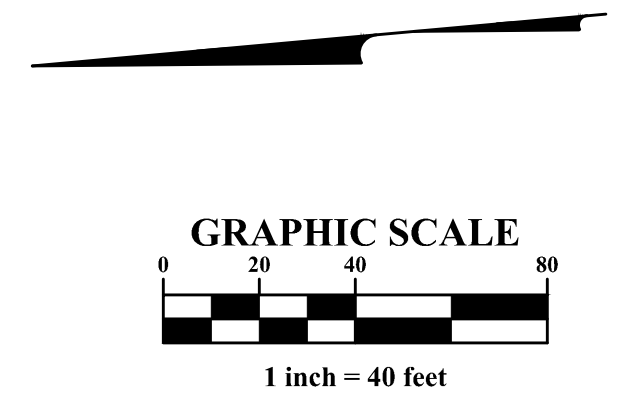
**LEGEND / UNIT COUNT**


	<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 <b>LIBERTY CROSSING TOWNHOMES</b> FOR <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 - Option 4 - NO HATCHES.dwg - 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)



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-08 Jackson ST - Conditional  
Use for Small-Scale Planned Housing  
Development

## ITEM REPORT

**To:** Municipal Planning Commission

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

**Meeting Date:** March 12, 2026

**Department/Office:** Municipal Planning Commission

**Item Name:** 2026-MPC-08 Jackson ST - Conditional Use for Small-Scale Planned Housing Development

### Summary:

Property Owner/Applicant requests a Conditional Use approval for a proposed Small-Scale Planned Housing Development, per § 1105.04(c), across 5 undeveloped parcels on Jackson Street north of Greenwood Avenue, as shown on supplemental documents.

### Recommended Action:

Per §1103.06

Motion to Approve (as presented); or

Motion to Approve with Modifications or Supplementary Conditions; or

Motion to Deny the Application

### Attachments:

1.	Revised Application 2026-02.24
2.	0 jackson st narrative
3.	Jackson st 1-sITE 2.24.26
4.	aerial image



City of Mount Vernon, Ohio  
 Board of Zoning Appeals &  
 Municipal Planning Commission  
 Request for Hearing

**Applicant's Information**

Owner's Name, Address, Phone, email address  
**BHB INTERIOR SOLUTIONS- 9455 CAMP ROAD MOUNT VERNON, OHIO 43050 740-398-4828  
 BHBINTERIORSOLUTIONS@GMAIL.COM**

Agent's Name, Address, Phone, email address  
**same as above- Beaux Hord**

**Site Information**

Site Address <b>0 JACKSON ST</b>		Legal Description <b>VACANT LAND</b>
Parcel Number <b>6603673000/660596600</b>	Deed Volume and Page Number	Zoning District <b>R1-A</b>
Existing use of property <b>VACANT LAND</b>		Proposed use of property <b>Small-Scale Planned Housing Development</b>


**Hearing Request**

**Type of Hearing Requested:**  Appeal  Conditional Use  Variance  Other

In the following section, please provide a brief description of the request. Any additional documents or information required by the Zoning Code and/or supporting your request should be attached to this application as separate sheets.

Request:  
**Plan on creating 2 tri plex unit, 1 will have a 3 bed 2 bath, the other will have 2 bed 1 bath. The other units would be 1 bed 1 baths.**

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date: **2/24/26** By: 

**Status of Application**

Filing Date	Case Number		
	Hearing Date		
	Fee deposit <b>\$100.00</b>	Date Paid	Receipt Number

Status of Board's Action  
 Approved  Denied

Revised 2025-01-21

This proposal seeks approval to develop five existing parcels into a **small, cohesive residential community** that addresses the town's need for additional housing while remaining compatible with the surrounding neighborhood. The project is intentionally designed as a **low-density, residential-scale development** that increases housing supply without altering the character of the area.

The development consists of **two modestly sized residential buildings** arranged to use the land efficiently while preserving open space. Rather than constructing multiple individual structures across the five parcels, the project consolidates housing into two buildings, reducing site disturbance and infrastructure duplication. This approach allows the property to function as a unified community rather than a collection of separate lots.

The first building contains **two one-bedroom, one-bathroom units and one two-bedroom, one-bathroom unit**. The second building contains **one three-bedroom, one-bathroom unit and two one-bedroom, one-bathroom units**. This unit mix provides housing options for individuals, couples, and families, supporting a diverse and stable residential population.

Multi-unit construction is the **most efficient and cost-effective method of delivering new housing**. Shared foundations, roofs, utility connections, and site improvements significantly reduce the cost per dwelling unit compared to multiple stand-alone buildings. These efficiencies allow the development to offer **new, well-built housing at more attainable rent levels**, helping to ease pressure on the existing housing stock while maintaining quality standards.

The site design prioritizes **livability and open space**. By limiting the number of buildings, the project creates a **large shared green space** accessible to all residents. This area provides space for families and neighbors to gather, enhances the residential environment, and offsets building density with usable outdoor space. The inclusion of green space reinforces a neighborhood-oriented design and contributes to overall quality of life.

From a land-use perspective, this project represents **responsible, incremental growth**. It adds housing within an established area, minimizes impervious surface expansion, and reduces long-term impacts on public infrastructure. The development avoids high-density apartment construction while still achieving efficient land use consistent with residential zoning intent.

Overall, this proposal balances **housing need, affordability, and neighborhood compatibility**. By consolidating five parcels into a thoughtfully designed two-building development with shared green space, the project provides a practical and community-focused solution that supports the town's long-term housing goals.

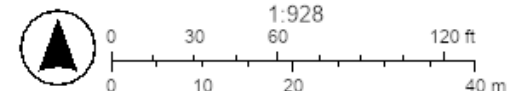


# Jackson ST - BHB Interior



2/24/2026, 11:15:19 AM

- Knox County GIS - Road Centerlines
- Parcels
- ▲ Survey Points



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap

Knox County Ohio  
©Knox County Ohio 2025



**Item:** 2026-MPC-09 Franklin ST, 109 -  
Conditional Use for Rowhouse Development

## ITEM REPORT

**To:** Municipal Planning Commission

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

**Meeting Date:** March 12, 2026

**Department/Office:** Municipal Planning Commission

**Item Name:** 2026-MPC-09 Franklin ST, 109 - Conditional Use for Rowhouse Development

### Summary:

Applicant(s) request approval of a Conditional Use for Rowhouses on the GB District property at 109 Franklin ST per §1103.06, as shown on the supplemental documents.

### Recommended Action:

Per §1103.06:

Motion to Approve (as presented); or

Motion to Approve with Modifications or Supplementary Conditions; or

Motion to Deny the Application

### Attachments:

1.	MPC Application 2.24
2.	Walnut Garden usage change updated
3.	FRANKLIN SITE 2.24 (1)



City of Mount Vernon, Ohio  
 Board of Zoning Appeals &  
 Municipal Planning Commission  
 Request for Hearing

**Applicant's Information**

Owner's Name, Address, Phone, email address  
 SHUFELBERGER AMANDA JAYNE  
 15639 MCKENZIE RD MOUNT VERNON OH 43050

Agent's Name, Address, Phone, email address  
 BHB INTERIOR SOLUTIONS- 9455 CAMP ROAD MOUNT VERNON, OHIO 43050 740-398-4828  
 BHBINTERIORSOLUTIONS@GMAIL.COM

**Site Information**

Site Address 109 FRANKLIN ST		Legal Description VACANT LAND
Parcel Number 66-02889.000	Deed Volume and Page Number	Zoning District GB
Existing use of property VACANT LAND		Proposed use of property (2) 3 family units in a GB district

**Hearing Request**

**Type of Hearing Requested:**  Appeal  Conditional Use  Variance  Other

In the following section, please provide a brief description of the request. Any additional documents or information required by the Zoning Code and/or supporting your request should be attached to this application as separate sheets.

Request:  
 Plan on creating 2 tri plex units, each (2) 1 Bed 1 bath, and (1) 2 bed 1 bath.

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.

Date: 2/24/26 By: 

**Status of Application**

Filing Date	Case Number		
	Hearing Date		
	Fee deposit \$100.00	Date Paid	Receipt Number

Status of Board's Action  
 Approved  Denied

Revised 2025-01-24

Welcome to Walnut Gardens. I am looking to build a six unit in-fill project that will blend into the current residential neighborhood. This project will be geared for older adults and disabled renters who struggle with finding affordable housing. Our plan is to build four 1- bedroom units and two 2- bedroom units within the 2 structures. All units will be built on a finished concrete slab with no steps and designed with disabilities in mind.

All of the units will have covered front porches, which face the community courtyard. The courtyard will have raised beds down the center to divide the units. This will also give the residents a place to have their own gardens. There will be concrete walkways from the parking lot area to the back of the units for easy egress. Along the front of the units by the road, we will have 9 parking spots with a fenced in trash can station on the side.

We are requesting a conditional use of multi-family in the general business, which we feel would be a better fit for the neighborhood and also fill the need of in-fill housing opportunities within the city of Mt Vernon. If the conditional use is approved then we will be moving forward with requesting some variances from the board of zoning appeals.

# SITE PLAN:

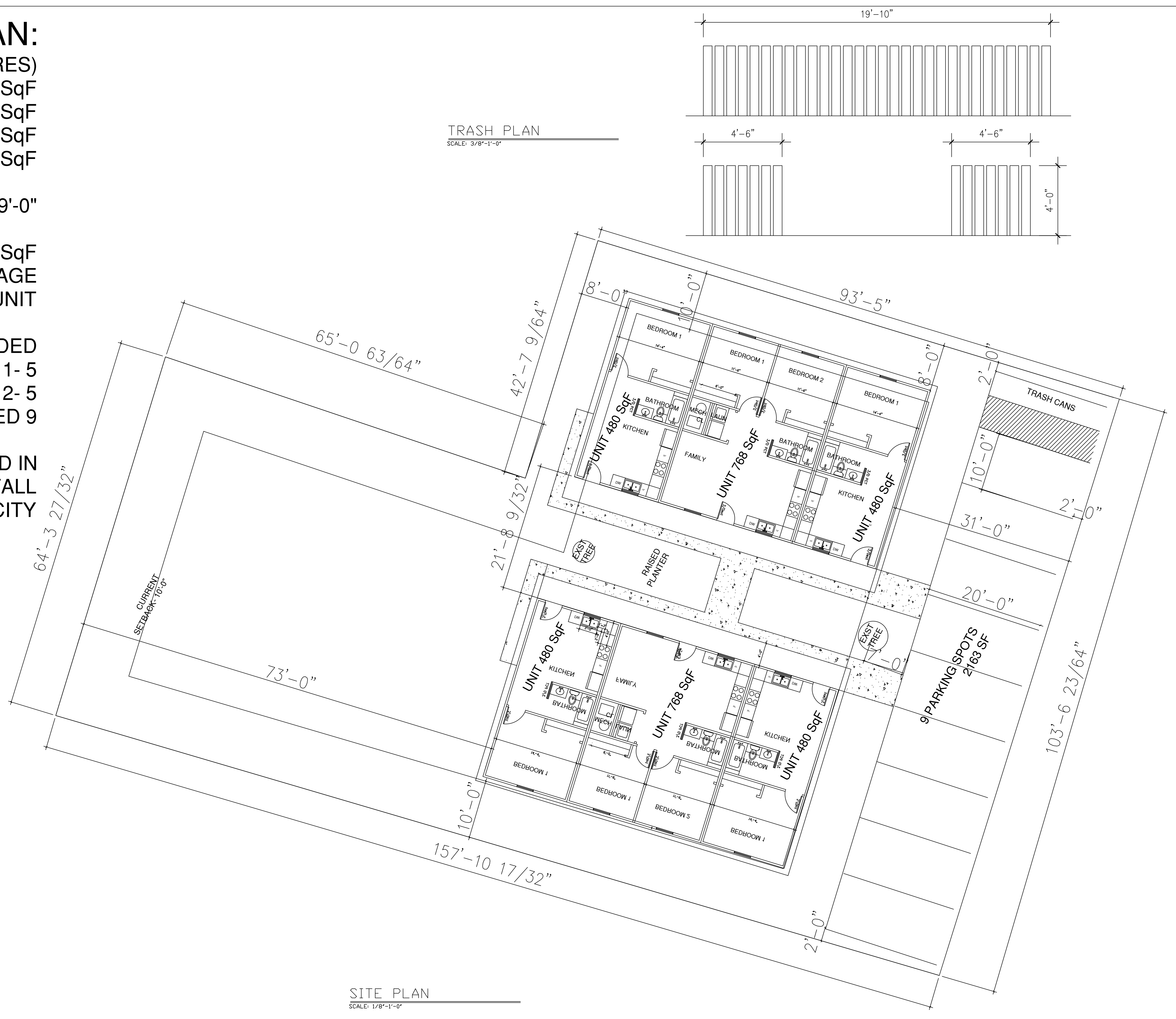
12,885 SqF (.2958 ACRES)  
 BUILDING 1 - 1,728 SqF  
 BUILDING 2- 1,728 SqF  
 1 BED UNIT 480 SqF  
 2 BED UNIT 768 SqF

BUILDING MAX HEIGHT 19'-0"

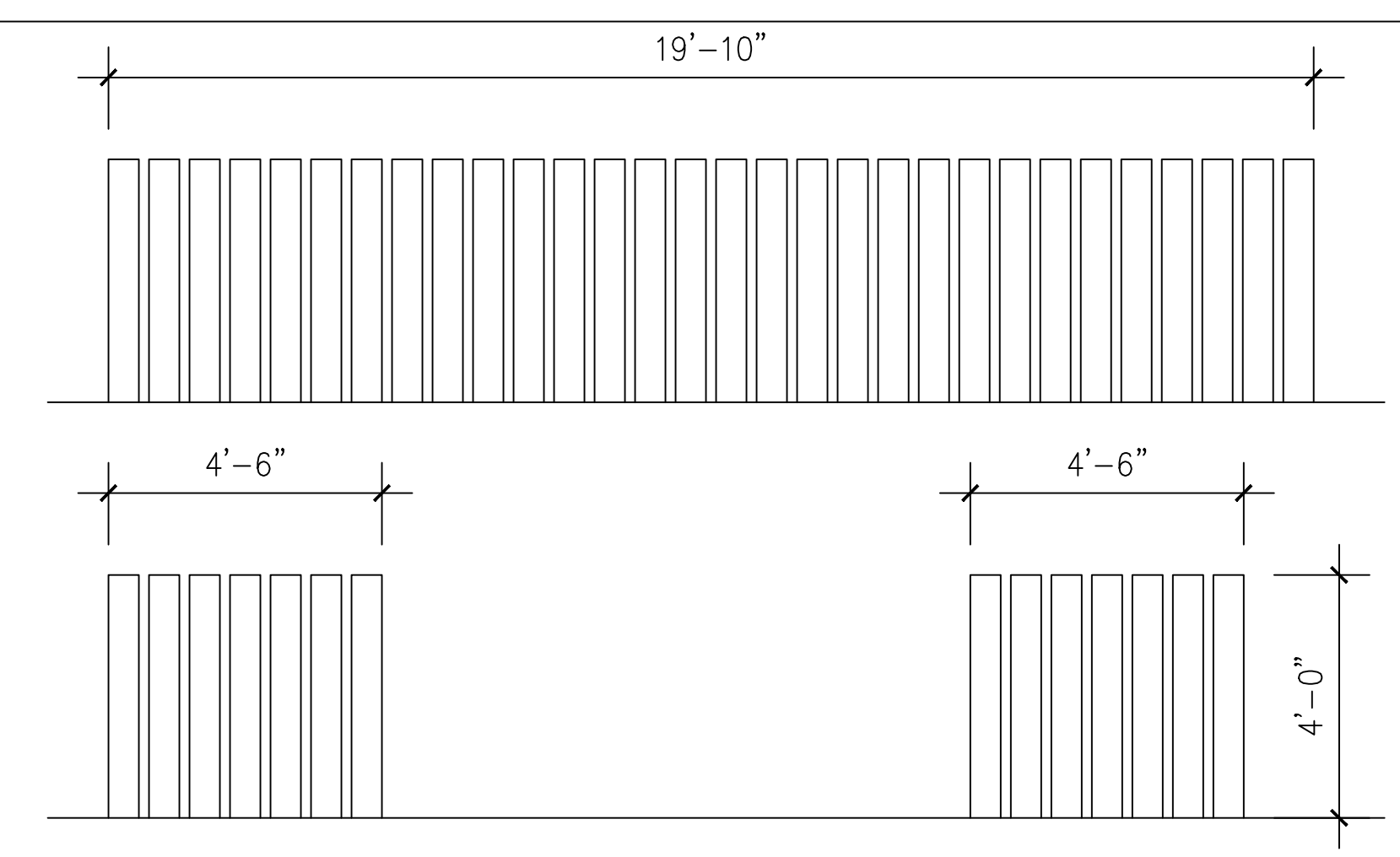
LOTS=12,885 SqF  
 26% OF COVERAGE  
 2,7147 SqF PER UNIT

PARKING SPOTS NEEDED  
 BUILDING 1- 5  
 BUILDING 2- 5  
 TOTAL PROVIDED 9

TRASH CANS TO BE FENCED IN  
 4'6" X 20' X 4' TALL  
 50% OPACITY



SITE PLAN  
 SCALE: 1/8"=1'-0"

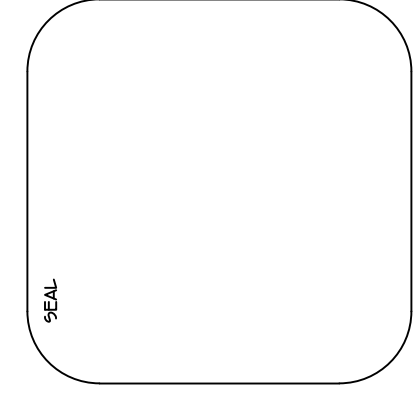
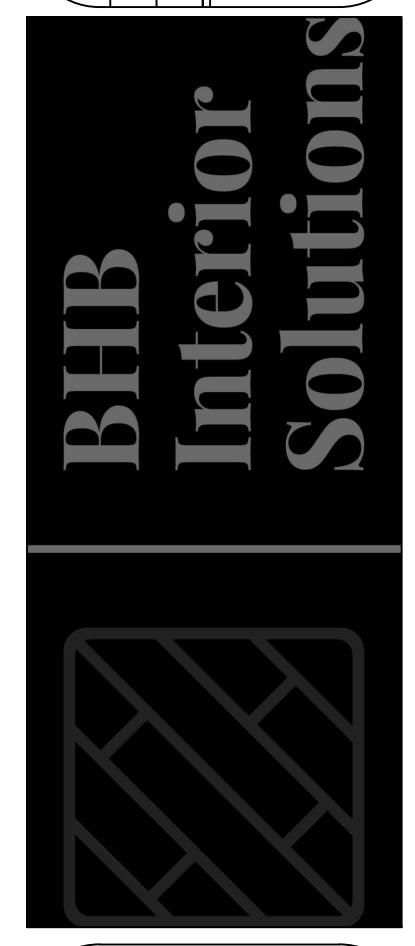


TRASH PLAN  
 SCALE: 3/8"=1'-0"

REVISIONS	DATE
PRELIMINARY	
DRAFT	Date

DESIGN BY	BH
CHECKED BY	
DATE	
SCALE	
JOB NO.	
PLAN NO.	

PROJECT 109 FRANKLIN ST  
 OWNER BUILDING A&B  
 ADDRESS  
 I HEREBY APPROVE THIS PLAN FOR CONSTRUCTION AND/OR PERMITS  
 DATE  
 SIGNATURE  
 I, THE SIGNATURE, HAS THIS PLAN AND THE PERMITS AND IS A LICENSED ARCHITECT AND HAS REVIEWED AND APPROVED ALL INFORMATION CONTAINED HEREIN AND WARRANTS THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



SITE PLAN  
 SP1