



**Municipal Planning Commission
Regular Meeting**

Agenda

**May 14, 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, April 9, 2026

MPC ITEMS

2026-MPC-12 - Pleasant ST, 105 W - Conditional Use for Cultural Facility

2026-MPC-13 Gilchrist Estates Phase 3 Preliminary Plat

ADJOURN

Municipal Planning Commission Minutes Regular Meeting

April 9, 2026



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CALL TO ORDER

Present
Mayor Matthew Starr Safety Service Director Tanner Salyers Todd Hawkins Anne Ellsworth Greg Yashnyk

Others in attendance:

City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Robert Broeren, City Inspector, Scott Zimmerman; City Clerk, Zac Sherman
James Mahan, Jeremy Abrams, Maureen Pennington, Sherry Schwarcz, Julius Schwarcz, Paul Engel

MINUTES APPROVAL

MPC Minutes - Regular Meeting - March 12, 2026 4:00 PM

Ellsworth made a motion to approve the March 12, 2026 MPC minutes. Hawkins seconded. Approved by unanimous voice vote.

MPC ITEMS

Mayor Starr read the commission rules before turning to new business.

2026-MPC-10 Zoning Amendment for parcels 66-07885.000 and 66-05577.000

Sherman introduced the case.

Paul Engel, on behalf of the owner (sworn in): noted that the goal of O'Reilly's is to clean up the area. Landscape plans for a buffer for residential areas. The material face of the building will face residential, with no lights shining into the residential area. Two access points will be safer. Incorporating property to the west will help clean that area up and make it nicer. There will not be a service station, just a parts store. O'Reilly wants to be a long-term tenant. A larger store will most likely mean an increase in jobs. The store will go from about 6,000 to 7,500 square feet. The plan for parking and deliveries is on the side of the store that is not facing the residential area.

Blankenhorn received no other communications.

Ball has no engineering concerns regarding the rezoning.

Broeren has no legal concerns.

ROLL CALL VOTE	Motion to Recommend to City Council for Approval
RESULT:	Adopted [5 TO 0]
MOVER:	Safety Service Director Tanner Salyers
SECONDER:	Greg Yashnyk
AYES:	Matthew Starr, Tanner Salyers, Todd Hawkins, Anne Ellsworth, Greg Yashnyk
NAYS:	None

2026-MPC-11 Petition to Vacate undeveloped platted alley between parcels 66-04770.000

and 66-04771.000

Sherman introduced the case.

Jeremy Abrams, on behalf of the owners (sworn in): The Schwartz's own the parcels to the North and South of the alley. The alley is undeveloped and merely grass. The sole intention of the owners is to build a fence for their dogs. They are aware of the easement that is in place. Richard Hansen has the adjacent property to the West, and has signed the petition to vacate the alley. Willow Branch Properties LLC has also signed the petition.

Blankenhorn received no other communications. The notification that went to Willow Branch Properties LLC was returned undeliverable. However, they've signed the petition to vacate the alley, so there is no issue there.

Ball has no engineering concerns regarding the rezoning. And sees no reason to develop the alley in the future.

Broeren has no legal concerns.

ROLL CALL VOTE	Motion to Recommend to City Council for Approval
RESULT:	Adopted [5 TO 0]
MOVER:	Anne Ellsworth
SECONDER:	Todd Hawkins
AYES:	Matthew Starr, Tanner Salyers, Todd Hawkins, Anne Ellsworth, Greg Yashnyk
NAYS:	None

ADJOURN

Yashnyk made a motion to adjourn. Ellsworth seconded. Adjourned by unanimous voice vote at 4:20 p.m.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address			
Agent's Name, Address, Phone, and Email Address			
<i>Site Information</i>			
Site Address	Legal Description		
Parcel Number	Deed Volume and Page Number		
<i>Use of Property</i>			
Present Use 510 - SINGLE FAMILY DWLG OWNER OCCUP	Present Zoning District		
Proposed Use	Proposed Zoning District		
<i>Documents to be Submitted</i>			
<p>The following documents must also be submitted with this application:</p> <ol style="list-style-type: none"> 1. A statement of the reason(s) for the proposed amendment. 2. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require. 3. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 4. The \$200.00 filing fee as established by ordinance. 			
<p>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.</p>			
Date:		By:	
<i>Filing Information</i>			
Filing Date	Fee deposit \$200.00	Date Paid	Receipt Number

This form revised 06-03-2024

COMPREHENSIVE PLAN STATEMENT
APPLICATION FOR ZONING AMENDMENT

PARCEL NUMBER: 66-07885.000 & 66-05577.000

OWNER: O'Reilly Auto Enterprises, LLC

ZONED: R-1

PROPOSED ZONING: GB

ADDRESS: 804 COSHOCTON AVE

O'Reilly Auto Parts will provide numerous benefits to the community by supplying automotive parts and accessories that support the transportation needs of residents and local businesses, while also creating permanent employment opportunities and contributing to the City's income and property tax base. Retail establishments of this type provide stable jobs and support ongoing economic activity within the community.

The subject property located at 804 Coshocton Avenue, Mount Vernon, Ohio 43050, is situated within an established commercial corridor characterized by existing business and retail uses. The surrounding area reflects a pattern of development consistent with the General Business (GB) district and is adequately served by major streets and supporting infrastructure appropriate for commercial activity. Rezoning the parcel from R-1 (Single-Family Residential) to GB (General Business) will allow the property to be developed in a manner consistent with the existing commercial character of the corridor and in accordance with the City of Mount Vernon Zoning Ordinances.

Adjoining Properties:

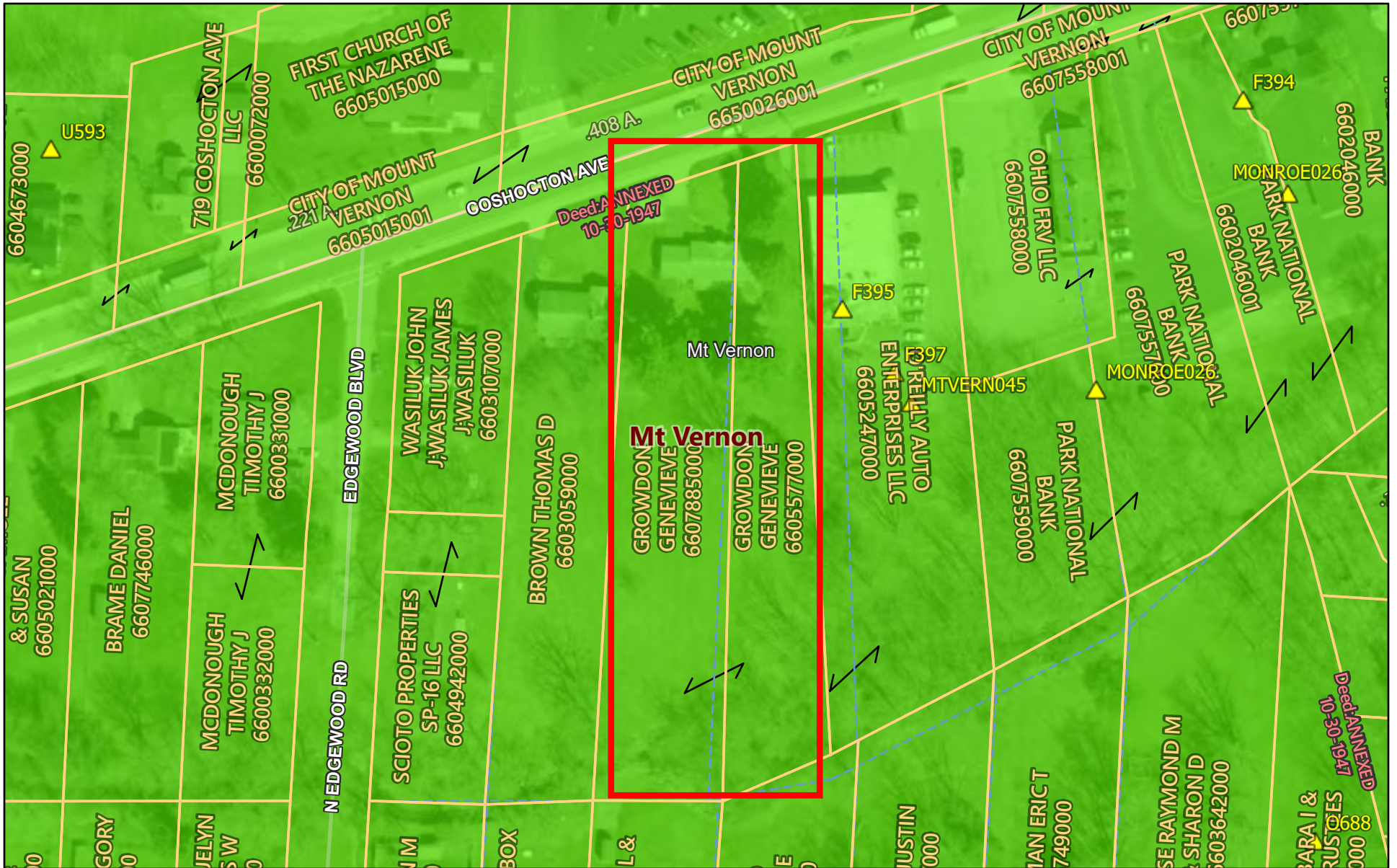
- West: Thomas D Brown - 802 Coshocton Ave PPN: 66-03059.000 - a single family home zoned R-1 owned by Thomas D Brown
- East: O'Reilly Auto Enterprises, LLC - PO Box 9167 Springfield, MO 65801 PPN: 66-05247.000; zoned GB
- North: Knox Community Hospital - medical offices - 1220 Yauger Road, PPN: 66-09867.000; zoned O/I

- South: David & Betty Sue Willits - 105 Marita Dr Mount Vernon, OH 43050 PPN:66-04343.000
000 - a single family home zoned R-1 owned by David & Betty Sue Willits






Margaret Woldford – 107 Marita Dr Mount Vernon, OH 43050 PPN: 66-00054.000
a single family home zoned R-1 owned by Margaret Woldford

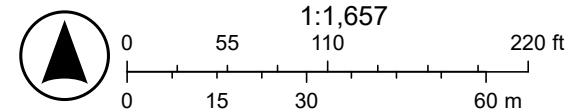
By reutilizing a developed parcel, O'Reilly Auto Enterprises, LLC is ensuring responsible growth in the City of Mount Vernon upon a parcel that is already sandwiched between two O/I parcels.

Knox County Ohio

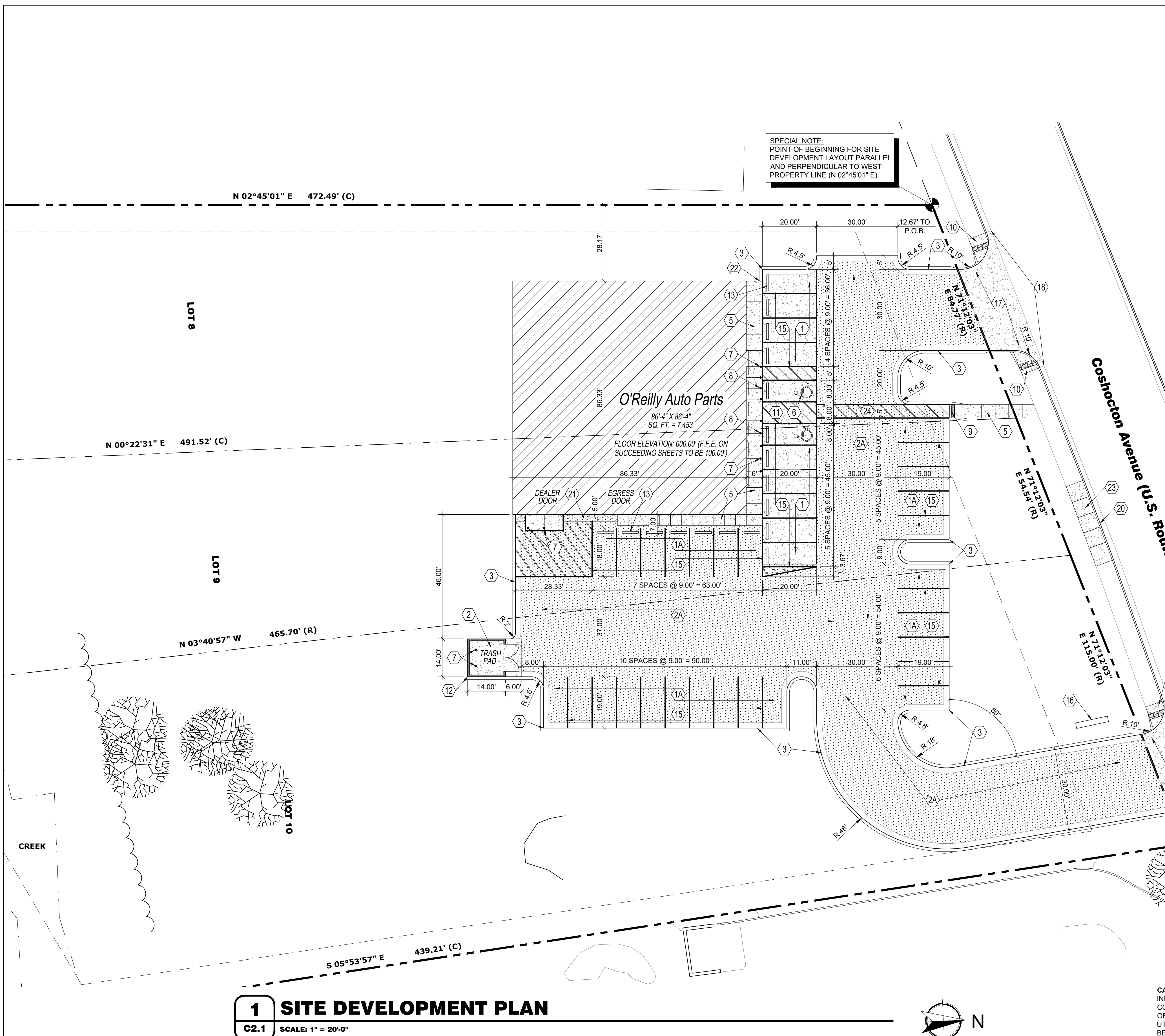


2/17/2026, 3:19:38 PM

-  Knox County GIS - Road Centerlines
-  Survey Points
-  Townships
-  Parcels
-  Corporate



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



ZONING CODE	
ZONING CLASSIFICATION:	XX (XXX)
PROPERTY AREA:	(REFER TO SURVEY)
PAVEMENT AREA:	20,234 SQ. FT.
PARKING SUMMARY	
PARKING FORMULA:	1 SP. PER XX SQ. FT. GFA
SPACE SIZE:	9' x 20'
SPACES REQUIRED:	15 (7,453/500 = 14.9)
SPACES PROVIDED:	39
H.C. SPACES PROVIDED:	2

- ### GENERAL NOTES
- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
 - (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
 - (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 - (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
 - (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

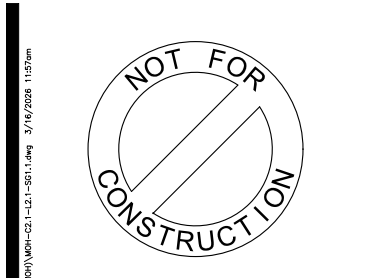
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	EXISTING MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION

- ### KEY NOTES
- (1) CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1/C2.2.
 - (1A) ASPHALT PAVING (STANDARD DUTY) AT PARKING AREAS, REFER TO DETAIL 1A/C2.2.
 - (2) CONCRETE PAVING (HEAVY DUTY) AT REFUSE AREA, REFER TO DETAIL 1/C2.2.
 - (2A) ASPHALT PAVING (HEAVY DUTY) AT DRIVE AREAS, REFER TO DETAIL 2A/C2.2.
 - (3) CONCRETE CURB, REFER TO DETAIL 3/C2.2.
 - (4) NOT USED.
 - (5) CONCRETE SIDEWALK, REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
 - (6) ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING, REFER TO DETAIL 6/C2.2.
 - (7) STEEL BOLLARD, REFER TO DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (8) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
 - (8) ACCESSIBLE PARKING SIGN, REFER TO DETAIL 8/C2.2.
 - (9) DETECTABLE WARNING SURFACE, REFER TO DETAIL 9/C2.2.
 - (10) ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 10/C2.2.
 - (11) ACCESSIBLE PARKING SPACE WITH ACCESSIBLE AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
 - (12) REFUSE ENCLOSURE, REFER TO 1/C2.3.
 - (13) CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1'-6" LONG #4 REBAR.
 - (14) PARKING LOT LIGHTING, REFER TO UTILITY SITE PLAN FOR TYPE AND CONSTRUCTION.
 - (15) 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
 - (16) SITE SIGN, REFER TO SHEET SG1.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO UTILITY SITE PLAN FOR ADDITIONAL REQUIREMENTS.
 - (17) CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.2.
 - (18) LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
 - (19) ROLL DOWN CURB END TRANSITION SLOPING 1:2.
 - (20) CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY AND / OR STATE DESIGN STANDARDS.
 - (21) CONCRETE PAVING APRON TO BE PROVIDED WHERE ASPHALT PAVEMENT USED, REFER TO DETAIL 4/C2.2.
 - (22) BULLNOSE CURB, REFER TO DETAIL 2/C2.2.
 - (23) CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY AND / OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 5/C2.2.
 - (24) 5' WIDE MINIMUM DESIGNATED ACCESSIBLE ROUTE. SLOPE 5% MAXIMUM IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. PROVIDE PAVEMENT STRIPING AS INDICATED.

1 SITE DEVELOPMENT PLAN
 C2.1 SCALE: 1" = 20'-0"

811
 Know what's below
 Call before you dig.

SPECIAL NOTE:
 PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.



CRAIG A. SCHNEIDER, AIA
 ARCHITECT
 1736 East Sunshine, Suite 417
 Springfield, Missouri 65804
 417.862.0558
 Fax: 417.862.3265
 e-mail: architect@estertyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
COSHOCTON AVE
MT. VERNON, OH
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

FORM #	0000
REVISION	00-00-00
DATE:	



CHURCH OF THE NAZARENE THE 6650026000

CHURCH OF THE NAZARENE THE 6650025000

FIRST CHURCH OF THE NAZARENE 665015000

CITY OF MOUNT VERNON 6650026000

CITY OF MOUNT VERNON 6605780001

221A GB

Deed: 10-30-1947

WJ SILUK JOHN J; WASILUK JAMES J 6603107000

TAYLOR MICHAEL S 6603079000

GROWDONGENEVIEVE 6607895000

GROWDONGENEVIEVE 6605577000

O'REILLY AUTO ENTERPRISES LLC 6605247000

OHIO TRV LLC 6607580000

PARK NATIONAL BANK 6607590000

PARK NATIONAL BANK 6607557000

PARK NATIONAL BANK 6602046000

KNOX COUNTY PROPERTIES LLC 6604147000

KNOX COUNTY PROPERTIES LLC 6604143000

KNOX COMMUNITY HOSPITAL 6605707000

6600331000

EDGEWOOD

6600014000

EDGEWOOD

KELLY COLLEEN M 6602245000

THE TREASURE BOX LLC 6601045000

WILLITS DAVID L & BETTY SUE 6604343000

WOLFORD MARGARET 6600094000

SANFORD JUSTIN 6603267000

WORKMAN ERIC T 6606749000

HOUSE RAYMOND M & SHARON D 66036642000

HARRIS BARBARA I & WILLIAM TRUSTEES 6603366000

Deed: 1672/196

VERNE DALE

MEJOLA

MEJOLA

MEJOLA

MEJOLA

PETITION TO VACATE ALLEY
R.C. § 711.39

To: Mount Vernon City Council

The undersigned petitioners hereby petition to vacate the alley between Parcel Number 66-04770.000 and Parcel Number 66-04771.000, and respectfully represent unto the Mount Vernon City Council as follows:

1. That the petitioners, Julius Joe Schwarcz and Sherry Anne Schwarcz, are the owners in fee simple title to Parcel Numbers 66-04770.000 and 66-04771.000.
2. The territory described herein is located in the County of Knox in the State of Ohio, and the City of Mount Vernon.
3. There exists on said Parcels and said Alley an Easement to the City of Mount Vernon, which Easement was recorded in Volume 246, Page 97 of the Knox County, Ohio, Deed Records.
4. The undersigned, being a duly authorized representative of the petitioners, hereby petitions to Vacate the Alley described in the attached Survey:

Parcel One:

Situate in the City of Mount Vernon, County of Knox and State of Ohio:
And being all of Lots 12, 13, 14, 15, 16, and 17 in White's Heir Sub-Division.
Parcel Numbers: 66-04770.000

Parcel Two:

Situate in the City of Mount Vernon, County of Knox and State of Ohio:

And being all of Lots 24, 25, 26, 27, 28, and 29 in White's Heir Sub-Division.


Parcel Numbers: 66-04771.000

Jeremy R. Abrams, Attorney at Law, Kidwell, Cunningham, & Abrams, Ltd., 112 North Main Street, Mount Vernon, Ohio 43050, hereby represents the petitioners.

Please take notice that, simultaneously with the filing of this petition, our agent, Jeremy R. Abrams, Attorney at Law, is also filing a list of all adjoining property owners.

In Witness Whereof, the undersigned property owners hereby affix their signature on the date so indicated.

Petitioners:

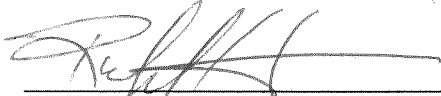

Julius Joe Schwarcz 3/23/2026
Date Signed


Sherry Anne Schwarcz 3/23/26
Date Signed

LIST OF ADJOINING PROPERTY OWNERS

Richard Hansen, Sr. – 126 N. Center Street, Mount Vernon, Ohio 43050 PN 66-04526.000


Approved by:



Richard Hansen, Sr.

Willow Branch Properties LLC – 208 Whiteheirs Street, Mount Vernon, Ohio 43050 PN 66-03048.000

Approved by:

By: 
Bryan McCreary

Member of Willow Branch Properties LLC

TRACY & MILLS, SURVEYORS

DAVID R. MILLS, PS
SURVEYOR #7157

5 Harrison Avenue - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324
info@tracyandmills.com

FLOYD W. BARNES, PS
1921-2018

AMY BERNICKEN, PS
SURVEYOR #8571

THOMAS M. TRACY, PS
1941-2002

SURVEY FOR: **Julius & Sherry Schwarcz. Deed Volume 1974, Page 217.**
LOCATION: **All of Lots 12-17 & 24-29 in Whites' Heirs Subdivision, City of Mount Vernon, U.S.M.L., Knox County, Ohio**

Date: March 17, 2026
Scale: 1" = 60'

PARCEL # 66-04770.000
66-04771.000

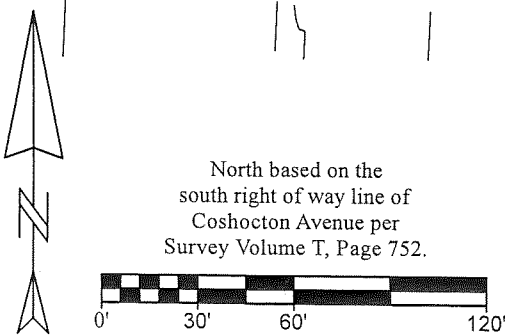


Richard Hansen, Sr.
J.D.V. 2071, Pg. 52
0.426 Ac.

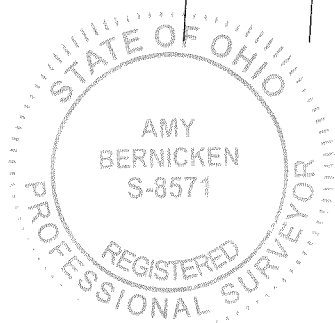
Catherine McCarter
D.V. 1237, Pg. 761

Pipe Fnd 1.5' South
of 5/8" Iron Pin

Z:\Carlson 2022\66-04778.000 Perkins\66-04771.000 ALLEY VACATION.dwg



- Iron Pin Set (5/8" x 30") Capped "Tracy & Mills"
- 5/8" Iron Pin Found
- ∅ Iron Pipe Found
- ◆ Cotton Gin Spike Found



CERTIFICATION: We hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

[Signature]
David R. Mills, Surveyor No. 7157
Amy Bernicken, Surveyor No. 8571



Item: 2026-MPC-12 - Pleasant ST, 105 W -
Conditional Use for Cultural Facility

ITEM REPORT

To: Municipal Planning Commission

From: Lacie Blankenhorn, Development Services Manager

Meeting Date: May 14, 2026

Department/Office: Municipal Planning Commission

Item Name: 2026-MPC-12 - Pleasant ST, 105 W - Conditional Use for Cultural Facility

Summary:

Applicant/Property Owner seeks approval for a Conditional Use for a Cultural Facility at 105 W Pleasant ST.

Recommended Action:

Per §1103.06:

Motion to Approve as Presented; or

Motion to Approve as Modified or With Conditions; or

Motion to Deny Request

Attachments:

1.	BZA-MPC-Application-2025 - NLM
2.	Conditional Use Permit Application
3.	Supplemental Visual Market Layout Overview

CONDITIONAL USE PERMIT APPLICATION PROPOSAL

I, Nicole Miller, am requesting approval for a conditional use to allow operation of a cultural arts and creative studio space within an existing residential structure.

No exterior structural changes are proposed, and the residential character of the property will be preserved.

This request is intended to provide a low-impact, community-oriented creative space that supports local arts while maintaining the integrity and character of the surrounding neighborhood.

ABOUT US

Small. Curated. And Intentional.

A historic cultural space where art, creativity, and community intersect—through the display, education, and enjoyment of photography, art, and thoughtfully curated small-scale markets supporting local artists and makers.

Miller Manor is currently my primary residence, and the primary use of the property is my photography work.

The property is occasionally used for pre-scheduled, appointment-only photography sessions and small creative productions, typically involving small groups. Guests utilize private driveway parking on the property to minimize any impact on street parking in the neighborhood.

I also occasionally host limited creative workshops (such as floral design, photography, and other artistic expression) that align with the creative nature of the space.

The property hosts an annual seasonal arts market, designed as a small-scale, community-focused gathering that highlights local artists, makers, and vintage vendors. This event is held once per year during the fall season and is intended to support creative exchange and community engagement in a manner consistent with a cultural arts space. The market operates during daytime hours only and is thoughtfully organized to remain low-impact, with walkable access from the surrounding downtown area and an emphasis on respectful use of the neighborhood. The event is curated to reflect the artistic and historic character of the property while providing a meaningful opportunity for local creatives to connect with the community.

Events and activities are organized and managed with appropriate oversight by the property owner or designated support. Use of the space will occur primarily during daytime and early evening hours. No large-scale events, weddings, receptions, or ongoing event-based operations are proposed.

CONCLUSION

Given the property's proximity to the Historic Overlay district and nearby mixed-use areas near downtown, this request is intended to support its continued contribution to Mount Vernon's arts, cultural, and historic community. The property will remain a historic residence with a small-scale creative studio component and limited arts programming. It is currently owner-occupied, which supports the low-impact nature of the use, and all activities are designed to remain compatible with the character of the surrounding residential neighborhood.

Market at the Manor – Operational Overview & Event Management Plan

The Market at the Manor is a small-scale, seasonal community event designed to support local artists, makers, and small businesses in a thoughtfully curated outdoor setting. The event is intended to remain limited in frequency and carefully managed to respect the surrounding residential neighborhood.

Event Frequency & Timing

Market at the Manor is anticipated to occur annually held in the fall.

Hours of Operation

Events are intended to take place during daytime hours, typically late morning through early evening, and will not extend into late-night hours.

Attendance & Flow

Attendance is expected to be moderate and distributed throughout the duration of the event rather than concentrated at a single time. The event is designed as a come-and-go experience, which naturally disperses traffic and reduces congestion.

Parking & Traffic Management

Parking is primarily accommodated through a combination of limited on-site parking and available public street parking in the surrounding area, along with walkable access from nearby downtown locations.

The event occurs during daytime hours when nearby public parking is generally available, and efforts are made to encourage distributed parking to minimize congestion in the immediate vicinity while maintaining compatibility with the surrounding neighborhood.

To support safe and efficient traffic flow, appropriate measures may be utilized as needed, including guiding guests toward suitable parking areas and providing general on-site coordination during events.

Site Layout & Vendor Placement

Vendors are arranged outdoors across the property in a dispersed layout to maintain open space, safe pedestrian circulation, and a cohesive environment. A general site map can be provided to illustrate vendor placement and circulation paths.

*Additional visuals of past events are available upon request or via the property website.
www.millermanorohio.com

Staffing & Oversight

Events are organized and overseen by the property owner, with additional on-site assistance as needed to support operations, guest experience, and neighborhood awareness.

Insurance & Safety

Event insurance coverage may be obtained for market events as appropriate.





Item: 2026-MPC-13 Gilchrist Estates Phase 3
Preliminary Plat

ITEM REPORT

To: Municipal Planning Commission

From: Lacie Blankenhorn, Development Services Manager

Meeting Date: May 14, 2026

Department/Office: Municipal Planning Commission

Item Name: 2026-MPC-13 Gilchrist Estates Phase 3 Preliminary Plat

Summary:

Diversified Engineering, for property owner, Schlabach Builders requests approval of the Phase 3 Preliminary Plat for Gilchrist Estates

Recommended Action:

Motion to Approve as Presented; or

Motion to Approve with Conditions; or

Motion to Deny as Presented

Attachments:

1.	ENG-1715 - Gilchrist Estates Phase III - Preliminary Plat - 2026-04-27
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