



**Municipal Planning Commission
Regular Meeting**

Agenda

**June 11, 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 May 14, 2026

MPC ITEMS

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

ADJOURN

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CALL TO ORDER

Present	Absent
Safety Service Director Tanner Salyers Eric Diehl Anne Ellsworth Greg Yashnyk	Mayor Matthew Starr Todd Hawkins Jason West

Others in attendance: City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Robert Broeren, City Inspector, Scott Zimmerman; City Clerk, Zac Sherman; James Mahan, Nicole Miller, Erin Fitzpatrick, Marvin Fitzpatrick, Tyler Clemens, Olivia Toth, Sam Curley, Rene Curley, Aaron Cochs

MINUTES APPROVAL

MPC Minutes, April 9, 2026

Yashnyk made a motion to approve the April 9, 2026 minutes. Ellsworth seconded. Approved by unanimous voice vote.

MPC ITEMS

2026-MPC-13 Gilchrist Estates Phase 3 Preliminary Plat

Aaron Cochs (sworn in): Noted that Schlabach Builders is looking to move forward with phase three, consisting of ten residential lots. (Showed map of preliminary platted divisions).

Broeren noted that the overall plan for the development has been approved, with modifications to each phase as needed.

Blankenhorn noted, on behalf of the City Engineer, that water, sewer, stormwater, and modeling meet standards. Plots will be part of private stormwater.

Zimmerman had no concerns.

Blankenhorn received no other communications.

Broeren has no legal concerns.

ROLL CALL	Motion to Approve as Presented
VOTE	
RESULT:	Adopted [4 TO 0]
MOVER:	Greg Yashnyk
SECONDER:	Anne Ellsworth
AYES:	Tanner Salyers, Eric Diehl, Anne Ellsworth, Greg Yashnyk
NAYS:	None

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

Nicole Miller (sworn in) is the owner and resident of Miller Manor. It is a Historic Home from 1860s, and a small creative and cultural space. Miller's goal is not to operate as a large commercial venue, but a small-scale, low-impact art space. Activities on the property are managed by Ms. Miller, and seeks to be respectful of neighbors. There is an annual arts and vintage market, AKA Market at the Manor, hosted on the property. Other micro-events like small weddings may occur, but the primary focus is on photography and the arts.

Diehl asked if the conditional use is approved, and then it becomes an issue in terms of parking, what happens next?

Broeren noted that approving with conditions would clarify what can and cannot be done in association with the conditional use. If the conditional use is violated, it can be revoked.

Yashnyk asked if it a problem if a Cultural Center is for-profit? The answer was no.

Salyers noted that there is nothing that would preclude an individual from living in a cultural facility or making a profit from a cultural facility. Making sure the parameters are clear is important. He asked if conditional use travel with the property or owner?

Blankenhorn noted that it does. As long as there is no lapse in operation, which would be six months.

Ellsworth asked what the scope of the vendor event is?

Miller noted it capped at 35 vendors. Their arrival is staggered. Daytime hours. Park up Route 3, Main Street, etc. The last market had about 400 people from 10 am – 4 pm. I also have a horseshoe drive. Two bathrooms in the home. Coffee and baked goods trucks were there last time.

Blankenhorn noted that she and Mr. Zimmerman met with the applicant. Her only concern is parking and disruption to the neighborhood. However, the event has been taking place with no complaints coming to us regarding it.

Zimmerman noted there may be more parking to the North. And if selling food or drinks, to make sure that the Knox Health Department has issued proper certifications. The property is immaculate, and Zimmerman wants to encourage this kind of improvement to properties.

Olivia Toth (sworn in) from the Knox County Convention and Visitor's Bureau. Noted she has been a partner with Nicole Miller for years. Bringing events and culture like this to town is what Toth wants to see. She noted that she and the Bureau support this. Having this event on the first weekend of October is helpful, when considered in line with other events.

Erin Fitzpatrick (sworn in) noted that she and her husband live directly to the North of Miller. They are the only home to share a property line with Ms. Miller. Before Ms. Miller moved in, the neighbors were not ideal. Ms. Miller came in with a vision and has made the house, grounds, and events amazing. Her work brings up the property values in the neighborhood. As neighbors, the markets have been respectful and non-intrusive. No parking problems.

Marcus Fitzpatrick (sworn in) noted that the renovations have been impressive. This moves the neighborhood in a good direction. He stated he would be the first to complain if there were parking issues. But there have not been.

Zimmerman noted that the board may want to put parameters on size and hours of operation if they approve the conditional use.

Salyers echoed that, and proposed that the decision be postponed to the next meeting of the Municipal Planning Commission.

ROLL CALL VOTE	Motion to continue to a date certain: Thursday, June 11th
RESULT:	Adopted [4 TO 0]
MOVER:	Anne Ellsworth
SECONDER:	Eric Diehl
AYES:	Tanner Salyers, Eric Diehl, Anne Ellsworth, Greg Yashnyk
NAYS:	None

ADJOURN

Diehl made a motion to adjourn. Elsworth seconded. Adjourned at 4:43 p.m.

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

ITEM REPORT

To: Municipal Planning Commission

From: Lacie Blankenhorn, Development Services Manager

Meeting Date: June 11, 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
4.	Cultural Facility Conditional Use Framework - DRAFT

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SECTION 1 — PURPOSE AND INTENT

Purpose

The purpose of this conditional use approval is to allow limited cultural, artistic, and community-oriented activities within a residential setting while ensuring compatibility with adjacent residential properties through operational standards and performance-based conditions.

Intent

This conditional use is intended to:

- Support local arts, crafts, and cultural activity
- Encourage small-scale entrepreneurship
- Allow adaptive reuse of residential property
- Maintain residential character and neighborhood compatibility
- Minimize traffic, noise, parking, lighting, and nuisance impacts

SECTION 2 — APPROVED USES

The following uses may be permitted under this approved Conditional Use Permit (CUP):

Permitted Accessory Uses

1. Photography and creative studio operations
2. Small educational workshops or classes
3. Artisan and makers markets
4. Small private events
5. Community arts and cultural gatherings
6. Limited pop-up retail associated with events
7. Outdoor gathering areas subject to operational limits

SECTION 3 — SCALE LIMITATIONS

Maximum Occupancy

The following maximum occupancies shall apply unless otherwise approved by the Planning Commission:

Use Type	Maximum Occupancy
Indoor events	35 persons
Outdoor events	50 persons
Workshops/classes	20 persons
Makers markets	50 attendees at one time

The Fire Marshal may impose lower occupancy limits.

Event Frequency

Allowed Without Additional Review

- Small gatherings under 20 attendees:
 - Unlimited, subject to operational standards

Larger Events (20–50 attendees)

- Maximum:
 - 4 events per month
 - 24 events annually

Outdoor amplified events

- Maximum:
 - 4 annually

SECTION 4 — HOURS OF OPERATION

General Operating Hours

Activity	Allowed Hours
Photography studio	8:00 AM – 9:00 PM
Workshops/classes	8:00 AM – 9:00 PM
Makers markets	9:00 AM – 8:00 PM
Outdoor events	9:00 AM – 9:00 PM

Indoor events

End by 10:00 PM

Quiet Hours

- Outdoor activity shall cease by 10:00 PM.
- Exterior amplified sound shall cease by 9:00 PM.
- Guests shall comply with municipal noise ordinances at all times.

SECTION 5 — PARKING AND TRAFFIC

Off-Street Parking

The property owner shall provide:

- Minimum of:
 - 4 event parking spaces
 - Additional temporary overflow parking for events exceeding 25 attendees

Parking Management

The operator shall:

- Prohibit parking on neighboring lawns, unless mutually agreed to by both property owners in writing
- Maintain clear emergency vehicle access
- Use attendants for events over 35 attendees if required by the zoning administrator
- Encourage carpooling and rideshare use

Traffic Impacts

No event shall:

- Obstruct public streets
- Create unsafe pedestrian conditions
- Interfere with neighboring driveways

SECTION 6 — NOISE AND AMPLIFICATION

Noise Standards

The use shall comply with all municipal noise regulations.

Additionally:

- Outdoor amplified sound prohibited after 9:00 PM
- No DJs or live bands outdoors
- Bass-heavy sound systems prohibited outdoors
- Speakers shall be directed away from neighboring residences

Repeated Complaints

Verified repeated nuisance complaints may trigger:

- Administrative review
- Additional operational restrictions
- Revocation proceedings

SECTION 7 — LIGHTING

Exterior Lighting

Lighting shall:

- Be fully shielded
- Directed downward
- Not spill onto adjacent residential properties
- Be extinguished within 30 minutes after event conclusion

Decorative/Event Lighting

Temporary decorative lighting permitted only during active events.

SECTION 8 — OUTDOOR ACTIVITIES

Outdoor Events

Outdoor activities shall:

- Occur only within the confines of the subject property
- Maintain 5' setbacks from neighboring property lines
- Avoid obstruction of sidewalks or rights-of-way

Temporary Structures

Tents, booths, and stages:

- Must comply with fire and building codes
- Shall not remain erected longer than 72 hours after an event

SECTION 9 — PROPERTY MAINTENANCE

The property shall:

- Remain residential in appearance
- Prevent litter and debris accumulation
- Maintain restroom access during events
- Provide refuse collection after events

SECTION 10 — SECURITY AND MANAGEMENT

Owner Operator Requirement

The owner operator shall:

- Be available during events
- Respond to complaints within 30 minutes
- Provide contact information to neighboring property owners upon request

Event Management Plan

For events exceeding 35 attendees, the owner shall maintain:

- Parking management procedures
- Emergency contact information
- Site supervision procedures

SECTION 11 — ALCOHOL

Alcohol Restrictions

Alcohol service:

- Shall comply with all state liquor laws

No outdoor alcohol consumption after 10:00 PM.

SECTION 12 — REVIEW AND REVOCATION

Administrative Review

The conditional use permit shall be reviewed as needed for:

- Compliance history
- Noise complaints
- Parking violations
- Public safety concerns

Grounds for Revocation

The permit may be suspended or revoked for:

- Repeated ordinance violations
- Excessive nuisance complaints
- Failure to comply with conditions
- False application information

SECTION 13 — TRANSFERABILITY

This CUP:

- Runs with the property only upon continued compliance
- May require reapproval upon substantial operational change
- Shall become void if inactive for 6 consecutive months