

**Municipal Planning Commission Minutes  
Regular Meeting**



**June 11, 2026**

**VIDEO BROADCASTING & RECORDING**

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

**CALL TO ORDER**

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

Interim City Engineer Quentin Platt; City Development Services Manager Lacie Blankenhorn; City Law Director P. Robert Broeren, City Inspector Scott Zimmerman; City Clerk Zac Sherman; Cheryl Splain; Nicole Miller; Paula Miller

**MINUTES APPROVAL**

MPC Minutes May 14, 2026

Ellsworth made a motion to approve the minutes of the May 14, 2026 Municipal Planning Commission. Yashnyk seconded. Approved by unanimous voice vote.

**MPC ITEMS**

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

Salyers introduced the case, noting that there was a draft to the Conditional Use Framework for the Cultural Facility.

Nicole Miller (sworn in at previous session) noted that the draft says if there is inactivity for six months, the conditional use is revoked. The Commission clarified that this refers to any sort of activity, not only the market. Salyers clarified that the city acting on any complaints would not be hearsay, but verified complaints.

Transfer of property to another owner would include the conditional use.

Yashnyk made a motion to approve as presented. Elsworth seconded.

Yashnyk made a motion to amend the motion to approve to include the additional conditions as presented in writing to the Commission. Elsworth seconded.

Amendment approved by unanimous roll call vote.

Motion to approve with additional conditions as presented in writing approved by unanimous roll call vote.

<b>ROLL CALL VOTE</b>	<b>Motion to Approve with the Additional Conditions as Presented in Writing</b>
<b>RESULT:</b>	<b>Adopted [3 TO 0]</b>
<b>MOVER:</b>	Greg Yashnyk
<b>SECONDER:</b>	Anne Ellsworth
<b>AYES:</b>	Tanner Salyers, Anne Ellsworth, Greg Yashnyk

NAYS:	None
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**ADJOURN**

Elsworth made a motion to adjourn. Yashnyk seconded. Adjourned at 4:09 p.m. by unanimous voice vote.



# 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.

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## 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.***

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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.

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## **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.

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## **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](http://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.

