

AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING



DATE & TIME: Wednesday January 9, 2019 at 6:00 P.M.

PLACE: City Building – City Council Chambers

MEMBERS: David McCauley-Myers Gary Gross
Mike Friedman Joanne Mejias
Paul Nenni Todd Moore
John Langhorne

Larry Mulligan Jr., City Council Representative
Ashley Combs, Planning Director

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes – November 14, 2018**
4. **Planning Commission Election of Chairman & Vice Chairman**
Current Chairman: Joanne Mejias, Current Vice Chairman: Gary Gross
5. **Appointment of Representatives (2) & Alternates to the Architectural Review Board (2)**
Current Representatives: David McCauley-Myers & Gary Gross
Current Alternate Representatives: Mike Friedman and Paul Nenni
6. **Appointment of Representative to the Historic Commission**
Current Representative: Joanne Mejias
7. **Appointment of Representative to the Board of Zoning Appeals**
Current Representative: Todd Moore
8. **Public Hearing: Right-of-Way Vacation Petition #1-19:** A request by petitioner, Jake Rudemiller, P.E., on behalf of Brett Oakley, for two portions of right-of-ways to be vacated near the intersection of Clark Street and Reinartz Boulevard. The first right-of-way vacation is an unnamed alley that is a total of 0.059 acres and the second right-of-way vacation is a portion of Reinartz Boulevard that is a total of 0.042 acres. If approved, the portions of the vacated street and alley will be consolidated with the surrounding properties for the recently approved townhome development to be constructed in spring 2019. The right-of-way vacations require review and approval by City Council.
9. **Public Hearing: Right-of-Way Vacation Petition #2-19:** A request by petitioner, City of Middletown, on behalf of Cohen Brothers, for three portions: Lamneck Street (total of 1.218 acres), Calumet Avenue (total of 1.018 acres), and Grand Avenue (total of 0.634 acre) of public right-of-ways to be vacated. If approved, the portions of streets will be vacated and consolidated with the surrounding property owned by Cohen Brothers Properties LTD and Barrett Paving Materials INC. The street vacation requires review and approval by City Council.

10. Public Hearing: Preliminary Development Plan #1-19: A request for Preliminary Development Plan approval by Jonathan R. Evans with Evans Engineering, on behalf of the developer/owner Byblos Development Ohio, LLC, to construct a proposed Chipotle restaurant at the intersection of Towne Boulevard and Pendleton Circle. The project will be an out lot of the Towne Mall Development. The proposed restaurant will be 2,400 sq. ft. and be located at the northeast corner of the Gabe's retail store parking lot.

11. Old/New Business

12. Adjournment

*The next regular meeting of Planning Commission will be held on
Wednesday, February 13, 2019 if applications are received.*