

1. February 8 Planning Commission Agenda

Documents:

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**AGENDA**  
**MIDDLETOWN CITY PLANNING COMMISSION**  
**REGULAR MEETING**

**DATE & TIME:** Wednesday, February 8, 2023, at 6:00 P.M.  
**PLACE:** City Council Chambers, City Building, Lower Level  
1 Donham Plaza, Middletown, OH 45042

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes – November 9, 2022
  
4. Planning Commission Election of Chairman & Vice Chairman
5. Appointment of Representatives (2) & Alternates to the Architectural Review Board
6. Appointment of Representative to the Historic Commission
7. Appointment of Representative to the Board of Zoning Appeals
  
8. **Public Hearing: Preliminary Development Plan:** A request by applicant Todd Duplain, on behalf of property owners Fischer Family Foundation and The City of Middletown, for approval of a Preliminary Development Plan to construct an event center, class A retail and office, hotels, restaurants, and a variety of residential product types at the southeast intersection of State Route 122 and Union Road, known as Parcels IDs: #08333020092, #08333000511, and 08333020111. The properties are a total of 50.8 acres. The project will need approval by the City Council for the Planned Development Map Amendment and Zone Change.
  
9. **Public Hearing: Amendment to a Final Development Plan:** A request by applicant J.B. Whitehouse, with Next Step Recovery, for an Amendment to the Final Development Plan for a change in use to allow for transitional housing. This amendment to the development plan specifies two (2) three (3) story residential buildings to allow transitional housing at the properties located at 1510 Bonita and 1520 Bonita Drive Middletown, OH 45044.
  
10. **Public Hearing: Amendment of Subdivision:** A request by applicant Dan Fishbaugh, with Fishbaugh Homes, for an Amendment to an approved subdivision. This amendment to the approved subdivision specifies a change in lot width at 2921 and 2940 Arbor Pointe Drive, Middletown, OH 45044.
  
11. Old/New Business

## 12. Adjournment

*The next regular meeting of the Planning Commission will be held on Wednesday, March 8, 2023, if applications are received.*