



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

**DATE & TIME:** Wednesday, February 9, 2022 at 6:00 P.M.  
**PLACE:** City Council Chambers, City Building, Lower Level  
1 Donham Plaza, Middletown, OH 45042

**MEMBERS:**

Greg Emrick	Sam Cornwall
Paul Nenni	Todd Moore
John Langhorne	Roger Daniel
Jeremy Loukinas	

Monica Nenni, City Council Representative  
Ashley Combs, Development Services Director  
Devra Wells, Assistant Development Services Director  
James Metz, City Planner

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Previous Meeting Minutes - December 8, 2021**
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: Final Development Plan:** A request by applicant Austin Carmony, with Kendall Property Group, for Final Development Plan approval for an apartment development that proposes twenty-one (21) three (3) story residential buildings, clubhouse, pool, outdoor recreational area, walking paths to be constructed on a portion (38 acres) of the property located at 4340 Union Road, Franklin, OH 45005. Per the Warren County Auditor, the property is a total of 126.46 acres. The project has received approval by the City Council for the PD Map Amendment and Preliminary Development Plan.
9. **Public Hearing: Preliminary Development Plan & Map Amendment :** A request by applicant DR Horton, on behalf of the property owner Oaks Community Church Inc., for Preliminary Development Plan approval for a new subdivision that proposes 53 single family homes with public streets. The properties are

located at 105 McKnight Drive and 3000 McGee, Middletown, OH 45044, Parcel IDs: Q6541012000046 and Q6541012000047. Per the Butler County Auditor, the properties are a total of 16.64 acres. If approved, as a part of the Planned Development process, the property would be rezoned to “PD Planned Development District” to acknowledge there is a development plan associated with the property. The project will also require review by the Middletown City Council.

**10. Public Hearing: Development Plan Amendment:** A request by applicant Etta Reed, on behalf of property owner Ravello Properties, for approval of an Amended Development Plan to construct a total of 17 buildings with 86 attached single family homes with private streets on the properties located along the South side of Lefferson Road & along Audubon Drive, known as Parcels IDs: #07021020051, #0702102006 and #0702107003. The properties are a total of 18.5 acres. The project has received approval by the City Council for the Planned Development Map Amendment and Development Plan.

**11. Public Hearing: Text Amendment Case #1-22:** Consideration of text amendments to the Middletown Development Code pertaining to Chapter 1204: Zoning Districts and Use Regulations, Chapter 1206: Accessory and Temporary Use Regulations, and Chapter 1226: Review Authority and Procedures.

**12. Public Hearing: Middletown Comprehensive Plan:** Consideration of the Middletown Comprehensive Plan for adoption. Planning Commission’s recommendation for adoption will be forwarded for the City Council for final review and decision.

**13. Old/New Business**

- a. Text Amendments - Use Variances

**14. Adjournment**

**The next regular meeting of Planning Commission will be held on Wednesday, March 9, 2022 if applications are received.**