

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



**DATE & TIME:** Wednesday, March 10, 2021 at 6:00 P.M.

**PLACE:** City Council Chambers, City Building, Lower Level  
1 Donham Plaza, Middletown, OH 45042

**MEMBERS:** David McCauley-Myers      Gary Gross  
Paul Nenni                              Todd Moore  
John Langhorne                      Roger Daniel  
Jeremy Loukinas

Joe Mulligan, City Council Representative  
Ashley Combs, Planning Director  
Devra Wells, Zoning Administrator

1. Roll Call
2. Pledge of Allegiance
3. **Previous Meeting Minutes:** February 10, 2021
4. **Public Hearing:** Development Plan Amendment: A request for amended Development Plan approval for the Wilson-Schramm-Spaulling Funeral Home property located at 3805 Roosevelt Boulevard, Middletown, OH 45044. The amendment is to allow for the construction of a 1,452 sq. ft. garage addition that will be used by the funeral home as a mortuary cooler and human cremation unit. The addition will be bricked to match the façade of the existing funeral home building.
5. **Public Hearing:** Conditional Use: A request by applicant Partnerships for Housing, on behalf of the owner Abilities First Foundation INC, for conditional use approval to allow for the construction of four one-bedroom units to be leased by individuals with developmental disabilities. The tenants will have 24/7 support providers that assist with daily living activities and deliver services appropriate to the tenant's needs. The property is located in R-3 Medium Density Zoning where a group care home facility is considered a conditional use. The property is located near the intersection of Regent Drive and Holly Avenue (Parcel ID: Q6541027000019) and is approximately 1.14 acres.
6. Old/New Business
7. Adjournment

*The next regular meeting of Planning Commission will be held on  
Wednesday, April 14, 2021 if applications are received.*