

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



**DATE & TIME:** Wednesday, April 14, 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: March 10, 2021

~~4. **Public Hearing:** Map Amendment: A request for Map Amendment approval by Jonathan Burkhardt with Burkhardt Engineering, on behalf of the applicant AG Manchester Properties LLC and property owners Ryan and Diana McMonigle, to rezone the properties located at 5490 S. Dixie Highway (Parcel ID: 07053270100), 6459 Manchester Road (Parcel ID: 07054010030), and a parcel located along Manchester Road (Parcel ID: 07054010050), Middletown, OH 45042, from R-2 Low Density Residential Zoning District to B-3 General Business Zoning District. The properties are a total of 24.65 acres combined. **APPLICATION WITHDRAWN**~~

5. **Public Hearing:** Conditional Use Case: A request for conditional use approval for automotive sales and leasing at the property located at 1601 Tytus Avenue, Middletown, OH 45042. The property is located in the B-3 General Business District where automotive sales and leasing is a conditional use that requires at least four acres of land and review by the Planning Commission. The property is a total of 0.245 acres.

6. Old/New Business
7. Adjournment

*The next regular meeting of Planning Commission will be held on  
Wednesday, May 12, 2021 if applications are received.*