

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



**DATE & TIME:** Wednesday, May 12, 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, Development Services Director  
Devra Wells, Zoning Administrator

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes: April 14, 2021
4. **Public Hearing: Amended Development Plan:** A request for amended Development Plan approval for the Renaissance Subdivision I by applicant Grand Communities Limited, on behalf of the owner Renaissance Land Holding, LLC. The amendment proposes to amend existing lot widths from eighty feet (80') wide to a minimum of sixty feet (60') wide. If approved, the amended lot widths would result in an additional ten (10) home sites. This amendment also proposes to change the home types offered in this section from the Fischer Homes “masterpiece” homes collection to “predominately masterpiece” homes collection. The Renaissance I Subdivision is located near the intersection of State Route 122 and Renaissance Boulevard, Middletown, OH 45005.
5. **Public Hearing: PD Preliminary Development Plan and Zoning Map Amendment:** A request by applicant Ronald Decker, on behalf of property owner Ravello Properties, for Preliminary Development Plan approval to construct a 210-unit multi-family development on the site 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 properties are currently zoned R-4 Attached Residential Zoning District. If approved, as a part of the Planned Development process, the properties would be rezoned to “PD Planned Development District” to acknowledge there is a development plan associated with the property.
6. **Public Hearing: Amended Development Plan:** A request by applicant George Ragheb, on behalf of the property owner Towne Mall Galleria, for Amended Development Plan

approval for a mixed-use development on the properties known as the Towne Mall Galleria located at 3457 Towne Boulevard, 3459 Towne Boulevard, and 3461 Towne Boulevard, Middletown, OH 45044. The amended proposal includes a hotel, apartments, indoor/outdoor recreation, offices, restaurants, retail, and greenspace. The properties are a total of approximately 32 acres.

7. **Public Hearing: Right-Of-Way Vacation:** A request by property owner Keith Bailey for the vacation of City-owned right-of-way that is located between the properties located at 430 Kenrdige Drive and 431 Kenrdige Drive, Middletown, OH 45044, Parcel IDs: Q6531070000038 & Q6531070000017. The city-owned property requested for vacation is approximately 0.10 acres in size. The Planning Commission recommendation will be forwarded to the City Council for final review and decision.

8. **Old/New Business**

9. **Adjournment**

*The next regular meeting of Planning Commission will be held on  
Wednesday, June 9, 2021 if applications are received.*