AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING

DATE & TIME: Wednesday, June 9, 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

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes: May 12, 2021

4. Public Hearing: PD Preliminary Development Plan and Zoning Map Amendment:
A request by applicant Austin Carmony, with Kendall Property Group, for Preliminary
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 property is currently zoned BC-F Business Center Flex
Zoning District. 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.

5. Public Hearing: Conditional Use: A request for conditional use approval by applicant
Britney Hembree, on behalf of Freedom Point Church, to allow for a church at the
property located at 4421 Roosevelt Boulevard, Middletown, OH 45044. The property
is located in the City’s B-2 Community Business Zoning District where Religious
Places of Worship uses are considered a conditional use that require review and
approval by the City Planning Commission.

6. Public Hearing: Conditional Use: A request for conditional use approval for
automotive sales and leasing at the property located near the intersection of Caprice
Drive and South Breiel Boulevard, Middletown, OH 45044, Parcel ID:
Q6542058000033. 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 properties are a total of
1.818 acres.

7. Old/New Business
8. Adjournment

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