

AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING



DATE & TIME: Wednesday, September 11, 2019 at 6:00 P.M.

PLACE: City Building – City Council Chambers

MEMBERS: David McCauley-Myers Gary Gross
Mike Friedman Joanne Mejias
Paul Nenni Todd Moore
John Langhorne

Larry Mulligan Jr., City Council Representative
Ashley Combs, Planning Director
Austin Eidemiller, Zoning Inspector

1. Roll Call
2. Pledge of Allegiance
3. Approval of Minutes – August 14, 2019
4. **Amendment to Development Plan Case:** A request by DDC Management, LLC for Sawyers Mill Project I, LLC for an amendment to the Sawyer’s Mill Subdivision Development Plan pertaining to Parcel IDs: 07051010041, 07051260080, 0751260230, 07051200040, 07051260250, 07051260060, 07052010300, and 07051760100 located near 5583 S. Dixie Highway, Middletown, OH 45042 & Manchester Road at Dixie Highway, Franklin Township, Warren County, OH. The total acreage is 122.41 acres.
5. **Map Amendment Case:** A request by DDC Management, LLC for Sawyers Mill Project I, LLC for a map amendment to rezone the property located at Parcel ID: 07051010041 to allow for 5.09 acres of the property to be zoned PD-1: Planned Development District (Residential) and 1.97 acres of the property to be zoned B-2: Community Business District. The property is located at 5583 S. Dixie Highway, Middletown, OH 45042. Planning Commission’s recommendation will be forwarded to City Council for final review and decision.
6. **Amendment to Development Plan:** A request for an Amendment to the Development Plan that was approved to construct a Chipotle restaurant by applicant Jonathan R. Evans with Evans Engineering, on behalf of the

developer/owner Byblos Development Ohio, LLC. The proposed Chipotle restaurant will be located at 3455 Towne Boulevard near the intersection of Towne Boulevard and Pendleton Circle. The project is an out lot of the Towne Mall Development and the restaurant is proposed to be 2,400 square feet.

7. **Text Amendment Case:** Planning & Zoning Division's Middletown Development Code: Consideration of text amendments to the Middletown Development Code pertaining to the Chapter 1212: Historic Preservation, Chapter 1226: Review Authority and Procedures, and Chapter 1230: Definitions. Planning Commission's recommendation will be forwarded to 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, October 9, 2019 if applications are received.