



AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING

DATE & TIME: Wednesday, January 12, 2022 at 6:00 P.M.
PLACE: City Council Chambers, City Building, Lower Level
1 Donham Plaza, Middletown, OH 45042

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes – December 8, 2021

4. Planning Commission Election of Chairman & Vice Chairman
5. Appointment of Representatives (2) & Alternates to the Architectural Review Board
6. Appointment of Representative to the Historic Commission
7. Appointment of Representative to the Board of Zoning Appeals

8. **Public Hearing: Middletown Comprehensive Plan:** Consideration of the Middletown Comprehensive Plan for adoption. Planning Commission’s recommendation for adoption will be forwarded for the City Council for final review and decision

9. **Public Hearing: Final Development Plan:** A request by applicant Austin Carmony, with Kendall Property Group, for Final 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 project has received approval by the City Council for the PD Map Amendment and Preliminary Development Plan.

10. **Public Hearing: Preliminary Development Plan:** A request by applicant DR Horton, on behalf of the property owner Oaks Community Church Inc., for Preliminary Development Plan approval for a new subdivision that proposes 53 single family homes with public streets. The properties are located at 105 McKnight Drive and 3000 McGee, Middletown, OH 45044, Parcel IDs: Q6541012000046 and Q6541012000047. Per the Butler County Auditor, the properties are a total of 16.64 acres. 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. The project will also require review by the Middletown City Council.

11. Public Hearing: Text Amendment Case #1-22: Consideration of text amendments to the Middletown Development Code pertaining to Chapter 1204: Zoning Districts and Use Regulations, Chapter 1206: Accessory and Temporary Use Regulations, and Chapter 1226: Review Authority and Procedures.

12. Old/New Business

- a. Comprehensive Plan Outreach Efforts
- b. Text Amendments – Use Variances

13. Adjournment

*The next regular meeting of Planning Commission will be held on
Wednesday, February 9, 2022 if applications are received.*