AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING

DATE & TIME: Wednesday, March 9, 2022, at 6:00 P.M.
PLACE: City Council Chambers, City Building, Lower Level
1 Donham Plaza, Middletown, OH 45042

MEMBERS:

Greg Emrick	Sam Cornwall
Paul Nenni	Todd Moore
John Langhorne	Roger Daniel
Jeremy Loukinas	

Monica Nenni, City Council Representative
James Metz, City Planner
Ashley Combs, Development Services Director
Devra Wells, Assistant Development Services Director

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes – February 9, 2022

4. **Public Hearing: Preliminary Development Plan & Map Amendment:** 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.

5. **Public Hearing: Conditional Use:** A request by Summit Academy Management for Conditional Use approval to allow for a 7-12 Public School at the property located at 3029 Yankee Road, Middletown, OH 45044. Per the City of Middletown Zoning Map and Middletown Development Code, the property is located in the R-4 Attached Residential District where educational institutions are considered a conditional use that requires review and approval by the Planning Commission.

6. Old/New Business
   Old Business – Use Variances Text Amendment & Site Development Standards Text Amendment (Livable Floor Area Lot Width/Length, ETC. for Infill Homes)
   New Business – Tax Incentive Review Council Board (TIRC) Member Representative Recommendation

7. Adjournment

The next regular meeting of Planning Commission will be held on Wednesday, April 13, 2022 if applications are received.