

**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 Amarjit Takhar, on behalf of the owner Don Shepard with Healing Word Church, for Preliminary Development Plan approval for a gas station to be constructed on the property located at the Southwest corner of Manchester Road and Dixie Highway, Parcel ID: 07053260230. The property is currently zoned R-2 Low-Density Residential District. Per the Warren County Auditor, the property is a total of 1.78 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.
5. **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.
6. **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.

7. **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.
8. **Old/New Business**
9. **Adjournment**

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