



AGENDA  
**MIDDLETOWN CITY PLANNING COMMISSION**  
**REGULAR MEETING**

**DATE & TIME:** Wednesday, June 8, 2022, at 6:00 P.M.  
**PLACE:** City Council Chambers, City Building, Lower Level  
1 Donham Plaza, Middletown, OH 45042

**MEMBERS:** Greg Emrick  
Paul Nenni  
John Langhorne  
Jeremy Loukinas  
Sam Cornwall  
Todd Moore  
Roger Daniel  
  
Monica Nenni, City Council Representative  
James Metz, City Planner  
Devra Wells, Assistant Development Services Director

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes – February 9, 2022
4. Previous Meeting Minutes – March 9, 2022
5. Appointment of Representative to the Historic Commission
6. **Public Hearing: Map Amendment:** A request for Map Amendment approval by Dennis Beatty, on behalf of the applicant and property owner, R&R Takhar Oil LLC, to rezone the property located at 5013 Lefferson Road (Parcel ID: Q654210800020) Middletown, OH 45044, from R-3 Medium-Density Residential Zoning District to B-2 Community Business Zoning District.
7. **Public Hearing: Preliminary Development Plan & Map Amendment:** A request by applicant Calibre Engineering, on behalf of the property owners S Broadway Development LLC & Paradigm Development Group LLC, for Preliminary Development Plan approval for an apartment development that proposes ten (10) twenty-four (24) unit residential buildings, clubhouse, pool, outdoor recreational area, and dog park to be constructed on a portion (12.6 acres) of the property located at parcels 07032760170 and 07032760180. 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.
8. **Public Hearing: Final Development Plan:** A request by applicant Etta Reed, on behalf of property owner Ravello Properties, for approval of a Final Development Plan to construct a total of 17 buildings with 86 attached single-family homes with private streets on the properties located along the Southside of Lefferson Road & along Audubon Drive, known as Parcel IDs: #07021020051, #0702102006 and #0702107003. The properties are a total of 18.5 acres. The project has received approval by the City Council for the Planned Development Map Amendment and Development Plan

**9. Public Hearing: Appeal Case #1-22:** A request for an appeal of a decision made by the City Architecture Review Board by applicant Randal Studer, with U-Haul. The appeal is in regard to the Architecture Review Board's decision to deny a request for a variance from the building material requirement of the Middletown Development Code in order to construct a building with a metal façade on the property located at the corner of 2nd Avenue and S. Verity Parkway, Middletown, Ohio 45042.

**10. Old/New Business**

**11. Adjournment**

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