

PLANNING COMMISSION MINUTES
February 13, 2019



TYPE: Regular Meeting
PLACE: City Building, City Council Chambers
TIME: 6:00 P.M.

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

STAFF PRESENT: Ashley Combs, Planning Director

OTHERS PRESENT: Jonathan Evans

CALL TO ORDER

Chairwoman Joanne Mejias called the meeting to order at 6:00 pm and the roll was called by Ms. Combs. Mr. Friedman led the Planning Commission in the Pledge of Alliance.

APPROVAL OF PREVIOUS MEETING MINUTES

Ms. Mejias introduced the acceptance of the January 9, 2019 Planning Commission meeting minutes and asked if there were any corrections. A correction was noted by Mr. Gross on page 3 to change “Ms. Comb” to “Ms. Combs”. A motion was made by Mr. Gross and seconded by Mr. Friedman to approve the January 9, 2019 meeting minutes with the noted correction to Ms. Combs’ name. The Planning Commission unanimously approved the minutes through roll call.

PUBLIC HEARING: FINAL DEVELOPMENT PLAN #2-19: CHIPOTLE

Ms. Mejias introduced the Preliminary Development Plan case and asked for staff report. Ashley Combs (Planning Director) presented the case using a PowerPoint presentation.

Ms. Combs explained that the case for Final Development Plan was a request approval by Jonathan R. Evans with Evans Engineering, on behalf of the developer/owner Byblos Development Ohio, LLC, to construct a proposed Chipotle restaurant at the intersection of Towne Boulevard and Pendleton Circle. The project will be an out lot of the Towne Mall Development. The proposed restaurant will be 2,400 sq. ft. and be located at the northeast corner of the Gabe’s retail store parking lot. Ms. Combs noted that the Preliminary Plan was approved by Planning Commission at their meeting held on January 9, 2019.

Ms. Combs said that the plans and site plan submitted match the Preliminary Plans that were approved by the Planning Commission. She noted that the only changes that could be potentially through the Engineering Department’s requirements outlined in their Manual of Design when their plan review takes place. Ms. Combs pointed out that the applicant submitted a landscaping plan as requested for the project. She also noted that the applicant, Jonathan Evans, was present again at the meeting to answer any questions.

Ms. Combs concluded her staff report.

With their being no questions for staff Ms. Mejias opened the public hearing. She asked if there was anyone in attendance who wanted to speak in support for the project.

Mr. Gross swore in Jonathan Evans, 4240 Airport Road, Cincinnati, to speak for the project.

Mr. Evans thanked the Commission for their time and review of the project. He said he was in attendance on behalf of the development in hopes to obtain Final Development Plan approval. He noted that as Ms. Combs stated there is nothing new in the plans aside from the addition of the landscaping plan and a future grading plan for the Engineer's office to review.

Mr. Evans concluded by saying that Chipotle is very excited at the opportunity to become a member of and serve the Middletown community. He said he would be happy to answer any questions that the Commission had for the project.

Mr. Langhorne asked if the Chipotle would be a franchise or a company store. Mr. Evans said that the restaurant would be a company store. He added that Chipotle would be leasing the property from the developer.

Ms. Mejias asked if there would be public access to the restaurant from the sidewalk. Mr. Evans said that there would be access and that it would be to Towne Boulevard.

Seeing no more questions for the applicant, Ms. Mejias asked if there was anyone present to speak against the application. Seeing none, Ms. Mejias closed the public hearing and asked for staff's recommendation.

Staff Recommendation: Final Development Plan Case #2-19:

Ms. Combs stated that based on the staff report provided and compliance with the requirements outlined in the Middletown Development Code, planning staff recommends approval of the final development plan #2-19 for the Chipotle restaurant as submitted with the condition that the plan meet the review requirements by the Engineering Design Manual as identified by the City Engineer.

Ms. Mejias asked for a motion following staff's recommendation. A motion was made by Mr. Moore to approve the Final Development Plan with condition the plans meet any Engineering Department requirements. The motion for approval was seconded by Mr. David McCauley-Myers. The commission unanimously approved the Final Development Plan through roll call.

NEW/OLD BUSINESS

New Zoning Inspector – Ms. Combs said that a new zoning inspector was hired, Austin Eidemiller, and he will be starting in early March. She said Austin is very enthusiastic about working for the City and based on his interview and credentials he will be a great fit.

ADJOURNMENT

With there being no further business for the Planning Commission to discuss, a motion was made unanimously by all Planning Commission members to adjourn at 6:15PM.

MINUTES HAVE BEEN APPROVED BY PLANNING COMMISSION.

Joanne Mejias, Chairwoman

Ashley N. Combs, Planning Director

*The full meeting recording is available at the Planning & Zoning Department.