

AGENDA

MIDDLETOWN CITY PLANNING COMMISSION REGULAR MEETING



DATE & TIME: Wednesday, March 8, 2017 at 6:00 P.M.

PLACE: City Building – City Council Chambers

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

Larry Mulligan Jr., City Council Representative
Ashley N. Combs, City Planner
Jeff Green, Zoning Administrator

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes – February 8, 2017**
- 4. Public Hearing: Alley Vacation #1-17:** A request by applicant Ami Vitori for a portion of an alley to be vacated that is located adjacent to 1131 Central Avenue, Middletown, Ohio 45042. Per the Butler County Auditor the alley is located between the lots numbered 026, 027, and 059. If approved, the alley will be used for outdoor seating for a restaurant. The alley vacation requires final approval by City Council.
- 5. Public Hearing: Alley Vacation #2-17:** A request by Judy Arvan, on behalf of Graphic Packaging International, Inc., for a portion of an alley to be vacated that is located adjacent to 1905 Columbia Avenue, Middletown, Ohio 45042. Per the Butler County Auditor the alley is located between the lots numbered 086, 087, 088, 089, 091 and 126 and are owned by Golden Equities, Inc. If approved, the homes located on lots 086, 087, 088, 089, 091 and 126 will be demolished and be used with the vacated alley to create a buffer for the business Graphic Packaging International, Inc. from the surrounding residential neighborhood. The alley vacation requires final approval by City Council.
- 6. Public Hearing: Alley Vacation #3-17:** A request by applicant David Striker for a portion of an alley to be vacated that is located adjacent to 1218 Central Avenue, Middletown, Ohio 45042. Per the Butler County Auditor the alley is located between the lots numbered 024 and 044. If approved, the alley will be used for outdoor seating for a restaurant. The alley vacation requires final approval by City Council.

7. **Public Hearing: Use Adjustment Case #2-17:** A request by applicant Brent Farley for Use Adjustment approval to allow for a manufacturing facility for concrete block and other building products and indoor and outdoor product storage on parcels Q6542077000001 and Q6542077000002. These properties are located in the C-4 General Commercial Zoning District where manufacturing facilities for concrete and outdoor storage are not permitted. The properties will be used by Snyder Brick & Block, a business located at 2833 Cincinnati Dayton Road, Middletown, Ohio 45044.
8. **Confirmation of Planning Commission Decision:** Development Plan #1-17: an approved request by applicant Stephen Carr on behalf of New Par, d/b/a Verizon Wireless, a Delaware Partnership, to construct and install a new 170 ft. monopole telecommunication facility with a 9 ft. tall lightning rod for a total height of 179 ft. on the property located at 2140 Spring Grove Road, Middletown, Ohio 45044. The property is zoned I-1 Industrial Park District where telecommunication towers are a permitted use subject to certain requirements as well as the development plan review process. The proposed free standing tower also requests a 31 ft. height variance.
9. **Confirmation of Planning Commission Decision:** Use Adjustment Case #1-17: an approved request by applicant Joe Johnston, on behalf of the developer, to construct a Dollar General retail store that is a total of 9,100 sq. ft. The retail store will be entirely on property located at 3360 Yankee Road and is zoned C-1 Convenience Commercial District. The C-1 Zoning District only allows for a 5,000 sq. ft. retail store. The applicant also requests a variance for the amount of required parking spaces. The plan proposes 33 parking spaces where 37 parking spaces are required. A portion of the parking lot and dumpster will be on the property located at 3308 Yankee Road and is zoned D-3 Residential. The properties are located at 3360 & 3308 Yankee Road, Middletown, Ohio 45044.

10. New/Old Business

a. Downtown Middletown Strategic Plan

11. Adjournment

The next regular meeting of Planning Commission will be held on Wednesday, April 12, 2017 if applications are received.