

AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING



DATE & TIME: Wednesday, September 13, 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 – July 12, 2017 & August 30, 2017**
4. **Public Hearing:** Zone Change Case #1-17: A request by applicant Richard Haas, on behalf of Kettering Health Network, to re-zone the property located at 6147 State Route 122, Middletown, Ohio 45005, and Parcel ID: 07034270210, approximately 13.677 acres per the Warren County Auditor from BCH (Business Center Hub) Zoning District to BCO (Business Center Office) Zoning District.
5. **Public Hearing:** Zone Change Case #2-17: A request by applicant Richard Haas, on behalf of Kettering Health Network, to re-zone the property located at the 3400 block of Union Road South of State Route 122, Middletown, Ohio 45005, Parcel ID: 0703427015, approximately 2.452 acres per the Warren County Auditor from BCH (Business Center Hub) Zoning District to BCO (Business Center Office) Zoning District.
6. **Public Hearing:** Final Development Plan #11-17: A request by applicant Dan Fishbaugh, on behalf of Fishbaugh Homes, for Final Development Plan approval for Waterford Place, formerly named Manchester Manor Section 18, a multi-family home development site that is located near the intersection of Tipperary Drive & Riverview Avenue in the D-3 (Residential Medium Density Dwelling) Zoning District. The development proposes 12 multi-family residential buildings with a total of 36 units. Per the Butler County Auditor the property is approximately 8.7 acres. The Preliminary Development Plan was approved by Planning Commission on October 12, 2016.

7. **Confirmation of Planning Commission Decision: APPROVED:** Public Hearing: Use Adjustment Case #4-17: A request by Donald Jordan, on behalf of Jordan Legacy Group, LLC., for Use Adjustment approval to allow for a funeral home. The property is located in the D-3 Residential Zoning District where a funeral home is not a principally permitted use. Currently there is an existing church on property. If approved, the church would be converted into a funeral home. The property is located at 1220 Young Street, Middletown, Ohio 45044.
8. **Confirmation of Planning Commission Decision: APPROVED:** Planning Commission Decision to Revoke Approval of Use Adjustment Case #3-17 that was granted for mechanical work on motorized vehicles and detailed car washing due to terms and conditions of the approval placed by Planning Commission at the May 10, 2017 public hearing not being met by the applicant, Anthony Williams. The following conditions are not being met: no more than 10 cars on the property at any time, no cars to be parked within 5 feet of the public right-of-way, no cars to be parked within 25 feet of the intersection (Plymouth/Fernwood) due to vision clearance, no junk motor vehicles on the property, and all vehicles having work performed must be parked in designated parking spaces on the business property. The property is located at 3120 Plymouth Avenue, Middletown, Ohio 45044.
9. **Old/New Business**
10. **Adjournment**

The next regular meeting of Planning Commission will be held on Wednesday, October 11, 2017 if applications are received.