



AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING

DATE & TIME: Wednesday, January 14, 2026, at 6:00 P.M.

PLACE: City Council Chambers, City Building, Lower Level
1 Donham Plaza, Middletown, OH 45042

1. Roll Call
2. Pledge of Allegiance
3. Planning Commission Elections
 - a. Chair and Vice Chair of Planning Commission
 - b. Board of Zoning Appeals Appointee
 - c. Historic Commission Appointee
4. **Meeting Minutes** – October 8, 2025, November 12, 2025, November 13, 2025, & December 10, 2025
5. **Public Hearing: Map Amendment (Zone Change):** A request by Jonathan Woche of McBride Dale Clarion on behalf of CASTO to amend the zoning map for parcels Q6542052000018 and Q6542055000012 from R-4P: Planned Development District to B-2: Community Business District. The subject parcels, commonly known 1301 S. Marshall Road, equate to a total of 5.4316 acres. The proposed map amendment will require approval by Middletown City Council following Planning Commission's recommendation on the application per Chapter 1226.03 of the Middletown Development Code.
6. **Public Hearing: Conditional Use:** A request by applicant and property owner Dylan Mohammed for Conditional Use approval to allow for a car dealership at the approximate 0.82-acre parcel known as Q6542102000094 or 3228 Omaha Street. The parcel is zoned R-4: Attached Residential District where automotive sales and leasing are prohibited according to Table 1204-3 of the Middletown Development Code, but a use variance has been previously approved by Board of Zoning Appeals.
7. **Public Hearing: Conditional Use:** A request by applicant Leah Allen on behalf of property owner Marlin Hill for Conditional Use approval to allow for a bingo hall at the approximate 0.69-acre parcel known as Q6532008000006 or 555 N. Verity Parkway. The parcel is zoned UC-S: Urban Core Support Subdistrict where recreational facilities (indoors) are a conditional use according to Table 1204-3 of the Middletown Development Code which requires Planning Commission review and approval.
8. **Public Hearing: Final Plat:** A request by Mihail Sevastakis of Bayer Becker, on behalf

of property owner J.A. Development LLC, for approval of a Final Plat of the Townes of Lincoln Village planned development.

9. Old/New Business

- a. Middletown Development Code Update – Planning Commission Study Session #2

10. Adjournment

*The next regular meeting of the Planning Commission will be held on
Wednesday, February 11, 2026.*