



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 Wocher 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.