

**AGENDA**  
**MIDDLETOWN CITY PLANNING COMMISSION**  
**REGULAR MEETING**



**DATE & TIME:** Wednesday, June 9, 2021 at 6:00 P.M.  
**PLACE:** City Council Chambers, City Building, Lower Level  
1 Donham Plaza, Middletown, OH 45042

**MEMBERS:** David McCauley-Myers      Gary Gross  
Paul Nenni                                      Todd Moore  
John Langhorne                                Roger Daniel  
Jeremy Loukinas

Joe Mulligan, City Council Representative  
Ashley Combs, Development Services Director

1. Roll Call
2. Pledge of Allegiance

**3. Public Hearing: PD Preliminary Development Plan and Zoning Map Amendment:**

A request by applicant Amarjit Takhar, on behalf of the owner Don Shepard with Healing Word Church, for Preliminary Development Plan approval for a gas station to be constructed on the property located at the Southwest corner of Manchester Road and Dixie Highway, Parcel ID: 07053260230. The property is currently zoned R-2 Low-Density Residential District. Per the Warren County Auditor, the property is a total of 1.78 acres. If approved, as a part of the Planned Development process, the property would be rezoned to “PD Planned Development District” to acknowledge there is a development plan associated with the property.

**4. Public Hearing: PD Preliminary Development Plan and Zoning Map Amendment:**

A request by applicant Austin Carmony, with Kendall Property Group, for Preliminary Development Plan approval for an apartment development that proposes twenty-one (21) three (3) story residential buildings, clubhouse, pool, outdoor recreational area, walking paths to be constructed on a portion (38 acres) of the property located at 4340 Union Road, Franklin, OH 45005. Per the Warren County Auditor, the property is a total of 126.46 acres. The property is currently zoned BC-F Business Center Flex Zoning District. If approved, as a part of the Planned Development process, the property would be rezoned to “PD Planned Development District” to acknowledge there is a development plan associated with the property.

- 5. Public Hearing: Conditional Use:** A request for conditional use approval by applicant Britney Hembree, on behalf of Freedom Point Church, to allow for a church at the property located at 4421 Roosevelt Boulevard, Middletown, OH 45044. The property is located in the City’s B-2 Community Business Zoning District where Religious Places of Worship uses are considered a conditional use that require review and approval by the City Planning Commission.

6. **Public Hearing: Conditional Use:** A request for conditional use approval for automotive sales and leasing at the property located near the intersection of Caprice Drive and South Breiel Boulevard, Middletown, OH 45044, Parcel ID: Q6542058000033. The property is located in the B-3 General Business District where automotive sales and leasing is a conditional use that requires at least four acres of land and review by the Planning Commission. The properties are a total of 1.818 acres.
7. **Old/New Business**
8. **Adjournment**

*The next regular meeting of Planning Commission will be held on Wednesday, July 14, 2021 if applications are received.*