

1. July 12, 2023 Planning Commission Agenda

Documents:

[JULY 12, 2023.DOCX](#)



AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING

DATE & TIME: Wednesday, July 12, 2023, 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. **Previous Meeting Minutes - May 10, 2023**
4. **Public Hearing: Map Amendment/Zone Change** : A request by applicant Adarsh Mani for approval of a Map Amendment and Zone Change at 1303-1307 Woodlawn Avenue, known as Parcel ID: Q6521003000002. The property is a total of 0.1837 acres. Per the City of Middletown Zoning Map and Middletown Development Code, the property is zoned I-1: Industrial Park District and would not permit multi-family dwellings therefore the applicant is proposing a Zone Change to R-4: Attached Residential District. The project will need approval by the City Council for the Map Amendment and Zone Change.
5. **Public Hearing: Map Amendment/Zone Change** : A request by applicant 2207 Oxford State Road LLC for approval of a Map Amendment and Zone Change at 2208 Oxford State Road, known as Parcel ID: Q6542101000016. The property is a total of 0.1837 acres. Per the City of Middletown Zoning Map and Middletown Development Code, the property is zoned R-4: Attached Residential District and the applicant is proposing a Zone Change to I-2: General Industrial District. The project will need approval by the City Council for the Map Amendment and Zone Change.
6. **Public Hearing: Preliminary Development Plan** : A request by applicant J.A. Development on behalf of property owner Ravello Properties for approval of a Preliminary Development Plan to construct 47 single-family attached residential homes with private streets, and public water, sanitary, and storm sewers, as well as a 1.92-acre commercial out parcel on Towne Boulevard, known as Parcels ID: 07021760522 or 7021760501. The property is a total of 8.37 acres. The project will need approval by the City Council for the Planned Development Map Amendment and Zone Change.

7. **Public Hearing: Text Amendment:** Consideration of text amendments to the Middletown Development Code pertaining to Chapter 1218: Parking, Access, and Mobility, Chapter 1212.06 Remedies of the Historic Commission's Decision, and Chapter 1228.07 Penalties and Remedies for Violations. Planning Commission's recommendation will be forwarded to City Council for final review and decision.
8. **Old/New Business**
9. **Adjournment**

**The next regular meeting of the Planning Commission will be held on
Wednesday, August 9, 2023, if applications are received.**