

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



**DATE & TIME:** Wednesday, September 8, 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  
Devra Wells, Zoning Administrator

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes – August 11, 2021
4. **Public Hearing:** Map Amendment & Development Plan Amendment Case: A request by applicant Speedway LLC for approval of a Map Amendment and Development Plan Amendment request to rezone the properties located at 5520, 5521, and 5530 Sawyer’s Mill Road from R-4P Attached Residential to B-2 Community Business District. The map amendment process will result in a Development Plan Amendment to the existing Sawyer’s Mill Subdivision Development. The properties are located near the intersection of Manchester Road and Dixie Highway and are a total of 1.305 acres. If approved, the properties will be removed from the Sawyer’s Mill Subdivision and Speedway will construct a new gas station within the City of Middletown. The Planning Commission’s recommendation will be forwarded to the City Council for final review and decision.
5. **Public Hearing: Conditional Use:** A request for conditional use approval by applicant Cincinnati Bell Telephone Company LLC, on behalf of the property owner Debord Builders Inc, to allow for the construction of a utility structure for fiber optics at the property located near Summit Drive, Parcel ID: Q6531073000043, Middletown, OH 45044. The property is located in the City’s O-1 Office Zoning District where utility structures are considered a conditional use that require review and approval by the City Planning Commission.
6. **Public Hearing: Right-Of-Way Vacation Petition:** A request for right-of-way vacation by applicant Dennis Tolson to allow for the vacation of a portion of Riverview Avenue located between the properties located at 3815 & 3901 Vannest Avenue, Middletown, OH 45042. Planning Commission’s recommendation will be forwarded to City Council for final review and decision.
7. **Public Hearing: Text Amendment Case #2-21:** Consideration of text amendments to the Middletown Development Code pertaining to the Chapter 1204: Zoning Districts and Use Regulations and Chapter 1226: Review Authority and Procedures.
8. Old/New Business
9. Adjournment

*The next regular meeting of Planning Commission will be held on  
Wednesday, October 13, 2021 if applications are received.*