

AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING



DATE & TIME: Wednesday, October 6, 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 – September 8, 2021
4. **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.
5. **Public Hearing: Appeal Case #1-21:** A request for an appeal of a decision made by the City Historic Commission by applicant Mary Huttlinger, with the Middletown Visitor’s Bureau. The appeal is in regard to the Historic Commission’s decision to deny a request for a painted sign on the rear façade of the building located at 1131 Central Avenue, Middletown, Ohio 45042.
6. **Public Hearing: Text Amendment Case #2-21:** Consideration of text amendments to the Middletown Development Code pertaining to Chapter 1204: Zoning Districts and Use Regulations and Chapter 1226: Review Authority and Procedures.
7. Old/New Business
8. Adjournment

*The next regular meeting of Planning Commission will be held on
Wednesday, November 10, 2021 if applications are received.*