

AGENDA
MIDDLETOWN CITY PLANNING COMMISSION
REGULAR MEETING



DATE & TIME: Wednesday, December 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, Assistant Development Services Director

1. Roll Call
2. Pledge of Allegiance
3. Previous Meeting Minutes – October 13, 2021
4. **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.
5. **Public Hearing: Conditional Use:** A request for conditional use approval by applicant Erica Norton, on behalf of Freya Enterprise DBA Mindful Healing Center, to allow for transitional housing with supporting services for individuals in need of counseling and life skills training. The applicant also requests a variance from the Middletown Development Code requirement of being located at least 1,500 feet from any other transitional housing or group home. The property located at 1009 Grove Street, Middletown, OH 45044. The property is located in the City’s R-4 Attached Residential Zoning District where transitional housing is considered a conditional use that requires review and approval by the City Planning Commission.
6. **Public Hearing: Right-Of-Way Vacation:** A request by petitioner David Striker, with Tri-County Management, for the vacation of City-owned right-of-way, known as Reynolds Avenue, that is located between the properties located at Parcel IDs: Q6511007000023, Q6511007000018, and Q6511007000043. The city-owned right-of-way requested for vacation is approximately 0.01 acres in size. The Planning Commission recommendation is forwarded to the City Council for final review and decision.
7. **Public Hearing: Development Plan Amendment:** A request by Butler Metropolitan Housing Authority for Amended Development Plan approval for their housing development called Towne East Apartments located near the intersection of Eighteenth Avenue and S. Verity Parkway. The amended proposal includes demolishing an apartment building for the construction of parking lot, relocating dumpsters, removal of pavement, creation of a T-turn, extending curb and grass median, restriping a turn lane.

8. Public Hearing: Middletown Comprehensive Plan: Consideration of the Middletown Comprehensive Plan for adoption. Planning Commission's recommendation for adoption will be forwarded for the City Council for final review and decision.

9. Old/New Business

10. Adjournment

*The next regular meeting of Planning Commission will be held on
Wednesday, January 12, 2021 if applications are received.*