

**PLANNING COMMISSION MINUTES
MAY 10, 2023**



TYPE: Regular Meeting
PLACE: City Council Chambers, City Building, One Donham Plaza
TIME: 6:00 P.M.

MEMBERS: Sam Cornwall Todd Moore
PRESENT: Paul Nenni Roger Daniel
 Greg Emrick

STAFF PRESENT: James Metz, City Planner

OTHERS PRESENT: Phillip Brandon, David Brown, Dickie Brandon, Tony Thoman

CALL TO ORDER

Mr. Moore called the meeting to order at 6:00 pm and the roll was called by Mr. Metz. Mr. Moore led the Planning Commission in the Pledge of Alliance. Mr. Metz was sworn in by Mr. Moore to speak on the cases.

APPROVAL OF PREVIOUS MEETING MINUTES

Mr. Moore introduced the approval of the February 8th, 2023 meeting minutes and asked if there were any needed changes. A motion was made by Mr. Nenni and seconded by Mr. Emrick to approve the meeting minutes as submitted. The motion for the approval was carried unanimously through roll call.

PUBLIC HEARING:

PRELIMINARY DEVELOPMENT PLAN – ROOSEVELT RIDGE

Mr. Moore introduced the case as a request by applicant Phillip Brandon, on behalf of Brandon Homes, for approval of a Preliminary Development Plan to construct twenty-single family homes and a walking trail, known as Parcels IDs: Q6531043000030. The properties are a total of 50.8 acres. The project will need approval by the City Council for the Planned Development Map Amendment and Zone Change.

Mr. Moore asked if there was a staff report. Mr. Metz presented the case using a PowerPoint presentation showing the site plan, describing what is allowed currently within the zoning district, and what the developer would like to have approved for the preliminary development plan. Mr. Metz read the review criteria for a Preliminary Development Plan for the Planning Commission.

Mr. Metz ended his presentation and noted the applicant was present.

Mr. Moore moved to open the public hearing. Mr. Brandon was sworn in. Mr. Brandon presented using his personal PowerPoint presentation detailing the site plan, architectural styles of the homes, setbacks, landscaping, and buffering from surrounding neighbors, and how the traffic would move in and out of the site.

Mr. Moore asked if anyone else would like to speak about the project.

David Brown was sworn in. Mr. Brown stated his issues with the project including the removal of the road on 2701 Central Avenue and that he believes the site is not compacted to the correct specifications.

Mr. Brandon stated that there will be a geotechnical survey regarding the site and if necessary, the parcels will either have the soil removed for basements or properly compacted soil prior to the construction of homes.

Mr. Brown argued that a geotechnical survey would not suffice.

Tony Thoman was sworn in. Mr. Thoman stated that his yard currently floods and that he was promised the sunset park remodel was supposed to fix his issue he has concerns that his yard will flood more with this new development.

Mr. Brown shouted from the stands about his disapproval of the soil compaction and how that should lead to more flooding.

Mr. Moore asked Mr. Brown to go to the dais to speak. Mr. Brown continued to shout from the stands. Mr. Metz stated that citizens must speak into the dais. Mr. Brown became mildly confrontational about following Planning Commission protocol and continued to shout but from a closer seat.

Ms. Nenni asked that Mr. Metz connect Mr. Thoman with Scott Tadych, the City's Public Works Director regarding his property flooding.

Mr. Brandon addressed the remaining concerns that were voiced by Mr. Brown.

Mr. Moore asked if there was anyone else who would like to speak on the application. Hearing none, Mr. Moore closed the public hearing.

Mr. Moore asked if there was a staff recommendation. Mr. Metz stated Staff recommends the approval of the Preliminary Development Plan to construct 20 single-family homes and a walking trail.

Mr. Moore asked if they had a motion. Mr. Nenni made a motion to approve the application as submitted. Mr. Daniel seconded the motion. The motion was approved through roll call.

Sam Cornwall – Voted to Approve
Roger Daniel – Voted to Approve
Jeremy Loukinas – Absent
Paul Nenni – Voted to Approve
Todd Moore – Voted to Approve
John Langhorne – Absent

Greg Emrick – Voted to Deny

PUBLIC HEARING:
CONDITONAL USE – VASANTHA

Mr. Moore introduced the case as a request by applicant Kyle Ghent for approval of Conditional Use to allow Indoor Manufacturing at Union Road, known as Parcel ID: 0704476008. The property is a total of 5 acres. Per the City of Middletown Zoning Map and Middletown Development Code, the property is located in the BC-F District where Indoor Manufacturing is considered a conditional use that requires review and approval by the Planning Commission.

Mr. Moore asked if there was a staff report. Mr. Metz presented the case using a PowerPoint presentation. Mr. Metz read the review criteria for a Conditional Use for the Planning Commission, and Mr. Metz ended his presentation and noted the applicant was present.

Mr. Moore moved to open the public hearing. Mr. Moore asked if anyone would like to speak in favor or opposition.

Tom Hesse was sworn in. Mr. Hesse explained what his company, Vasantha does and how the previously approved plan was put on hold due to the Covid-19 pandemic.

Mr. Moore asked if anyone would like to speak in favor or opposition. Seeing none, Mr. Moore closed the public hearing.

Mr. Moore asked for Staff's recommendation. Mr. Metz stated that Staff recommends approval of the application as submitted.

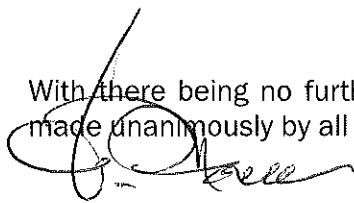
Mr. Moore asked for a motion. Mr. Daniel made a motion for approval. Mr. Emrick seconded the motion. The motion was approved unanimously through roll.

Sam Cornwall – Voted to Approve
Roger Daniel – Voted to Approve
Jeremy Loukinas – Absent
Paul Nenni – Voted to Approve
Todd Moore – Voted to Approve
John Langhorne – Absent
Greg Emrick – Voted to Approve

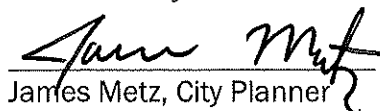
OLD/NEW BUSINESS:

ADJOURNMENT

With there being no further business for the Planning Commission to discuss, a motion was made unanimously by all Planning Commission members to adjourn at 08:19 PM



Todd Moore, Chairman



James Metz, City Planner

*The full meeting recording is available at the Planning & Zoning Department.