

Mr. Moore asked if anyone else would like to speak for or against the application. Hearing none, Mr. Moore closed the public hearing.

Mr. Moore asked for a staff recommendation. Mr. Metz stated that the development committee has recommended approval of the application as submitted.

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

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

PUBLIC HEARING:
FINAL PLAT – SR 122 AND UNION ROAD

Mr. Moore introduced the case as a request by applicant Todd Duplain, on behalf of property owners Fischer Family Foundation and The City of Middletown, for approval of a Final Plat to begin construction of the private roads and allow for the utility easements for the event center, class A retail and office, hotels, restaurants, and a variety of residential product types at the southeast intersection of State Route 122 and Union Road, known as Parcels IDs: #08333020092, #08333000511, and 08333020111. The properties are a total of 50.8 acres. The project will need Final Development Plan approval by Planning Commission.

Mr. Moore asked if there was a staff report. Mr. Metz presented the case using a PowerPoint presentation showing the approved site plan from the Preliminary Development Plan and compared it to the Final Plat. Mr. Metz confirmed that the Final Development Plan must match the Final Plat.

Mr. Metz read the review criteria for the Final Plat. In order to approve a major subdivision, the Planning Commission and City Council, as appropriate, shall determine the following:

- (1) That the major subdivision complies with all applicable provisions of this code;
- (2) That the major subdivision does not conflict with other regulations, plans, or policies of the City;
- (3) That applicable review agencies have no objections that cannot be resolved by the applicant; and
- (4) That the final plat and construction drawings conform to the approved preliminary plat, if submitted and approved.

Mr. Metz ended his presentation and noted the applicant was not present.

Mr. Moore moved to open the public hearing.

Mr. Moore asked if anyone else would like to speak for or against the application. Hearing none, Mr. Moore closed the public hearing.

Mr. Moore asked for a staff recommendation. Mr. Metz stated that the development committee has recommended approval of the application as submitted.

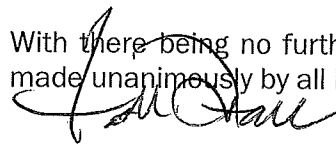
Mr. Moore asked if they had a motion. Mr. Langhorne made a motion to approve the application as submitted. Mr. Emrick seconded the motion. The motion was approved through roll call.

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

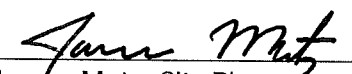
OLD/NEW BUSINESS:

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 06:21 PM



Todd Moore, Chairman



James Metz, City Planner

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