



City of Dayton

City Plan Board

Summary Minute Record April 10, 2018

1. PLN2018-00078 – Establish a Permanent Honorary Designation for a Portion of Madden Hills Drive (from McArthur Avenue to Della Drive) as "Dean Lovelace Drive." The official/legal name of Madden Hills Drive will remain Madden Hills Drive

Applicant: Ms. Leslie Lovelace
2532 Madden Hills Drive
Dayton, OH 45417

Priority Land Use Board: West

Neighborhood Planning District: Madden Hills

Decision: Recommended Approval

Staff Comments

Ken Marcellus presented the case. He said staff believes the findings and determinations can be made, and recommends that the Plan Board send the proposal on to City Commission with a recommendation for approval.

The Lovelace family is requesting that a permanent honorary designation be established for a portion of Madden Hills Drive which runs in front of the residence of the late City Commissioner Dean Lovelace. The permanent designation would be "Dean Lovelace Drive." The original name of Madden Hills Drive would remain Madden Hills Drive.

The staff report shared the reasons the Lovelace family requested the honorary designation: "Dean Lovelace served the City of Dayton as a commissioner for 22 years. His impact on this city, community and the lives of so many is a presence deeply missed. He founded numerous programs throughout the city that truly made a difference in the quality of lives. For example, the earned income tax credit initiative. He stood as a champion for the people that had the least in our city. He didn't just work for West Dayton; he worked for the entire city. He wrote and co-founded the Black Leadership program. He also worked hard to educate people on predatory lending and was instrumental in passing the anti-predatory lending law. He was involved in several mentoring programs for both boys and girls. He was co-founder of the food pantry that operated out of Linden Center for many years. His commitment to the City of Dayton was his lifelong passion and his love for our city and the people in it qualify him to be honored for the street sign designation."

Ten homes with Madden Hills Drive addresses about the portion of Madden Hills Drive (McArthur east to Della Drive) which is proposed for the honorary designation. Based on that information, staff believes the support received from six of the ten property owners meets the intent of the requirement that 51% of abutting property owners support the request. The City of Dayton Engineer, the Public Works Department, and the Police and Fire Departments have no objections to the designation.

Public Comments

The Madden Hills Neighborhood Development Corporation, Southwest Priority Board and the West Priority Land Use Board provided letters of support for the designation.

Laeina Lovelace, Dean Lovelace's daughter, 1502 Tampa Avenue, Dayton, OH, spoke in support of the honorary designation. She said it was something he would want and would allow recognition of his legacy to continue.

Jeff Mims, Dayton City Commissioner, 101 West Third Street, Dayton, OH, spoke in support of the designation and said he was honored to serve on the City Commission with Dean Lovelace. Mr. Mims

said that he and Commissioner Lovelace went to grade school and high school together and Mr. Lovelace was one of the best people on earth. He spoke of the Commissioner's work at the University of Dayton. Mr. Mims said the designation will allow us to continue to tell people who he was.

Board Discussion

Mr. Wright spoke of Dean Lovelace's work with Parity, Inc., and his mentorship of current elected officials. He said Mr. Lovelace was a great man and father.

Board Action

A motion was made by Mr. Wright, seconded by Ms. Pegues, and carried to recommend City Commission approval of the proposal to give a permanent honorary designation ("Dean Lovelace Drive") to Madden Hills Drive from McArthur to Della Drive because the proposal is consistent with the requirements outlined in City Commission Resolution 5014-99.

Ms. Beverly Pendergast	Absent	Mr. Paul Bradley	Yes
Mr. Richard Wright	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Absent		

Minutes approved by the City Plan Board on May 8, 2018.

Ann Schenking, Secretary
City Plan Board



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2. PLN2018-00089 – Record Plan — Graham Plat

Applicant: Mr. John Haley
Haley Dusa Engineering
270 Regency Ridge Drive
Dayton, OH 45459

Priority Land Use Board: Northeast

Neighborhood Planning District: Old North Dayton

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate two city lots into one city lot.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Ms. Pegues, seconded by Mr. Sauer and carried to approve Case PLN2018-00089 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. Time Warner has existing aerial facilities running through the proposed Record Plan. TWC shall retain an easement for existing aerial facilities if found not to be in the public right-of-way.

Ms. Beverly Pendergast	Absent	Mr. Paul Bradley	Yes
Mr. Richard Wright	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Absent		

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3. PLN2018-00106 – Record Plan — Mees Distribution Plat

Applicant: Mr. Thomas Marsh
McDougall-Marsh
8529 Byers Road
Miamisburg, OH 45342

Priority Land Use Board: Northeast

Neighborhood Planning District: Old North Dayton

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will subdivide one city lot into two city lots.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Wright, seconded by Mr. Bradley and carried to approve Case PLN2018-00106 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. The schedule of Thoroughfare plans requires the following offsets from the Centerline of R/W to the new lot line- 40' on Troy Street. The offset needs to be dimensioned from the new lot line to the centerline of the street.
5. Revise Record Plan to show existing DP&L easement. See Right-of-way Grant for location.
6. Time Warner has existing aerial facilities running through the proposed Record Plan. TWC shall retain an easement for existing aerial facilities if found not to be in the public right-of-way.

Ms. Beverly Pendergast	Absent	Mr. Paul Bradley	Yes
Mr. Richard Wright	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Absent		

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4. PLN2018-00107 – Record Plan — 1500 Riverview Plat

Applicant: Mr. Charles Halsey
Admiral Engineering
14 West First Street
Dayton, OH 45402

Priority Land Use Board: North Central Neighborhood Planning District: Southern Dayton View
Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate many city lots into one city lot.

Public Comments

None.

Board Discussion

The Plan Board discussed the case.

Board Action

A motion was made by Mr. Wright, seconded by Ms. Pegues and carried to recommend City Commission approval of Case PLN2018-00107 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. The schedule of Thoroughfare plans requires the following offset from the Centerline of R/W to the new lot line- 35' on Riverview Avenue. An encroachment application is needed for the building in the Right-of-Way.
5. Time Warner has existing aerial facilities running through the proposed Record Plan along the front of Riverview Ave. TWC shall retain an easement for existing aerial facilities if found not to be in the public right-of-way.

Ms. Beverly Pendergast	Absent	Mr. Paul Bradley	Yes
Mr. Richard Wright	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Absent		

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5. PLN2017-00358 – Plan Review and Approval – Dayton Public Schools District-Wide Safe Routes to School Plan

Applicant: Ms. Audrey Logan
Safe Routes to School Coordinator
Dayton Public Schools
115 South Ludlow Street
Dayton, OH 45402

Priority Land Use Board: All

Neighborhood Planning District: Various

Decision: Approved

Staff Comments

Jon White presented the staff report and recommended that the Plan Board adopt the plan and forward the plan to the City Commission for adoption.

A School Travel Plan (STP) is a requirement for funding requests through the ODOT Safe Routes to School (STRS) program. An STP is the written document that outlines a community's intentions for enabling students to engage in active transportation (i.e., walking or bicycling) as they travel to and from school. Serving as the foundation for a SRTS program, the STP can be updated and modified as needed to meet community values and goals. The plan is created through a team-based approach that involves key community stakeholders to identify barriers to active transportation and use all 5 *E's*, a set of solutions to address them.

The 5 *E's* are Engineering, Education, Enforcement, Encouragement and Evaluation. Engineering refers to infrastructure projects that improve the pedestrian and bicycle environment within two miles of a school. The other *E's* refer to non-infrastructure programs that are intended to affect student or driver behavior to result in more walking and biking to school.

The Dayton STP follows ODOT's draft guidelines for large school districts. Large school districts are defined by ODOT as those with more than 15 Kindergarten through 8th grade (K-8) schools. The Dayton STP is the sixth district-wide STP for large school districts in Ohio and one of the first nationwide.

The staff report noted that the plan components are consistent with the City of Dayton plans, policies, and recommendations of the CitiPlan 20/20, Transportation Plan 2040, 2025 Bicycle Action Plan, and the Livable Streets Policy.

While this Plan will be housed in Dayton Public Schools and coordinated by the designated SRTS Coordinator, City of Dayton staff will continue to play a role in facilitating and implementing the STP, particularly infrastructure related recommendations. City staff, including staff from the Departments of Public Works, Planning and Community Development, and Police will also continue to participate on the Dayton SRTS Team in support of the STP's recommendations. A major emphasis for City staff, specifically the Public Works Department, will be to look for opportunities to include DPS STP infrastructure priorities into planned City roadway improvement projects. A number of prioritized infrastructure countermeasures including safety and bike/pedestrian improvements located within close proximity to each school have been identified in the STP.

Public Comments

The applicant, Audrey Logan, Dayton Public Schools Safe Routes to School Coordinator, 115 South Ludlow Street, Dayton, OH, spoke in support of the plan, explained how she addressed previous comments from the Plan Board regarding the plan, and answered questions from the Plan Board.

Kjirsten Frank Hoppe, MVRPC, 10 North Ludlow Street, Dayton, OH, said she was available to answer funding questions.

Board Discussion

The Plan Board discussed the case. Ms. Pegues asked if a Memorandum of Understandings (MOU) will be developed between the City of Dayton and Dayton Public Schools regarding the plan. Mr. White said the plan would be adopted by the City Commission but he was not aware of a MOU being developed. Mr. Wright asked how DPS is responding to parents offering concerns. Ms. Logan gave the example of the implementation of the walking school bus as a response to parental concerns and comments. Mr. Scott said that some parents have told him that when the school bus is early and their children are not at the bus stop early, their kids miss the school bus and the bus will not come back to get them. Ms. Logan said buses are now equipped with GPS so DPS can tell if a bus was early to a bus stop. She also said if parents call the Transportation Center and report that the bus was early and missed their child, DPS will send out a van to get the child. She also explained other methods DPS uses to get children to school who miss the bus.

Board Action

A motion was made by Mr. Sauer, seconded by Ms. Pegues and carried to adopt the Dayton Public Schools School Travel Plan and find that it is consistent with the City's comprehensive plan, CitiPlan 20/20, and forward the plan to the City Commission for adoption.

Ms. Beverly Pendergast	Absent	Mr. Paul Bradley	Yes
Mr. Richard Wright	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Absent		

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6. PLN2018-00099 — Area Plan – Work Session – Dayton Riverfront Master Plan

Applicant: Mr. Jon White/Ms. Carrie Scarff
City of Dayton/Five Rivers Metro Parks
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: Various

Neighborhood Planning District: Various

Decision: None; None Needed

Staff Comments

Jon White and Carrie Scarff presented the draft plan to the Plan Board and explained that the purpose of the work session is to provide a review of the Dayton Riverfront Master Plan and to allow the Plan Board to ask questions and give further recommendations or direction.

The Dayton Riverfront Master Plan presents a vision and framework for the open space preservation, economic development, ecological health and continued flood control of Dayton's waterways for the next twenty-five years. The framework identifies more land for public use, enhanced community access to Dayton's waterways, and hopes to spur new investment spanning out from the downtown. This framework leverages historic development patterns, existing land uses and emerging centers of activity within the four waterway corridors to create a riverfront that is accessible to all. The plan will envision strong, accessible connections from the city to and across its waterways. Centering on downtown's Great Miami River, the plan will reach into the community along all points of the compass including:

- the Stillwater River anchored by Wegerzyn Gardens MetroPark to the north;
- the Mad River anchored by Eastwood MetroPark to the east;
- the Great Miami River anchored by Carillon Historic Park to the south; and
- the Wolf Creek Wesleyan MetroPark to the west.

The Plan will also create new conceptual site plans for ten focal parks along the waterways including: Riverscape MetroPark, Deeds Point MetroPark, Kettering Field, Island MetroPark, Triangle Park, DeWeese Park, Sunrise MetroPark, Rivers Edge MetroPark, Wesleyan MetroPark, and a proposed Sunset Park on the west bank of downtown.

Mr. White and Ms. Scarff explained how the plan came to be, its phases, how the public was involved, and the framework, plan goals and recommendations.

Sometime this summer, the final version of the plan will be presented to the Plan Board for adoption and themn

Public Comments

None.

Board Discussion

The Plan Board discussed the plan and agreed with Mr. Sauer and Mr. Wright that it was an awesome and great plan.

Board Action

None; none needed.

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