



City of Dayton

City Plan Board

Summary Minute Record May 8, 2018

1. PLN2018-00134 – Public Way Vacation:

- Northern 14 Feet of East First St from Sears Street to 226'-10" East of Sears Street
- Eastern 3 Feet of Sears Street from East First Street to 254'-1" North of East First Street
- Eastern 5 Feet of Sears Street from 254'-1" North of East First Street to 293'-1" North of East First Street

Applicant: Mr. Jason Woodard
Dayton Sears Street Acquisition LLC
P.O. Box 3836
Dayton, OH 45401

Priority Land Use Board: Downtown Neighborhood Planning District: Downtown

Decision: Established Conditions

Staff Comments

Chido Moyo presented the staff report and the proposed conditions. She said staff recommended that the proposed conditions are established for the vacation because staff believes the determinations and findings could be made. She reviewed how the determinations and findings could be made as outlined in the staff report. Ms. Moyo said the applicant requested the vacation for construction and private improvements to optimize the pedestrian experience around the building.

Public Comments

None.

Board Discussion

The Plan Board discussed the case.

Board Action

A motion was made by Mr. Wright, seconded by Mr. Sauer and carried to find that the proposed vacation (PLN2018-00134) met the criteria cited in R.C.G.O. Section 150.445 (B). Therefore the Plan Board established the following conditions:

- That the applicant shall supply a metes and bounds description with the petition to vacate.
- That the water utility easement shall be retained for the proposed vacation area. Once a relocation occurs for the storm utility, a record plan to abolish the easement shall be submitted for approval by the Department of Water.
- That Dayton Power and Light Company reserves an easement for existing underground electric facilities in the road right way on the north side of East First Street between Sears Street and Webster Street.

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	Yes		

Minutes approved by the City Plan Board on June 12, 2018.

Ann Schenking, Secretary
City Plan Board



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Summary Minute Record May 8, 2018

2. PLN2018-00150 – Record Plan — US Real Estate Plat No. 1

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

Priority Land Use Board: Downtown Neighborhood Planning District: Midtown

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate sixteen lots into one city lot and dedicate public right-of-way.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Wright and carried to approve Case PLN2018-00150 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 Thoroughfares requires the following offsets from the Centerline of R/W to the new lot line: 49.5' on Jefferson, and 42.5' on Patterson. The offsets need to be dimensioned from the new lot line to the centerline of the street.
5. The 49.5' required by the Schedule of Thoroughfares shall encroach into the existing building. A Special Privilege encroachment application is required. Please include the outline of the building with the sq. ft. encroaching into the R/W on the next submission. A special exhibit of the encroachment area is required with the application. The cost for the application is \$1/sq. ft. or \$200 minimum.
6. Include a 15' radius at E. Sixth Street and S. Patterson Blvd. (The radius is not required at the Sixth Street and Jefferson corner, since the existing building is in the way.)
7. DP&L requires easements for existing utility poles located on the subject property.

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	Yes		

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Summary Minute Record May 8, 2018

3. PLN2018-00171 – Record Plan — Select Industries II Plat

Applicant: Mr. Thomas Dusa
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

The Plan Board discussed the case.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Sauer and carried to approve Case PLN2018-00171 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 along Heid Avenue. 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	Yes		

Minutes approved by the City Plan Board on June 12, 2018.

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Summary Minute Record May 8, 2018

4. PLN2018-00172 – Record Plan — #40 Pulaski Street

Applicant: Mr. Terry Hughes
Buckeye Surveying Group
933 Cottonwood Road
Dayton, OH 45419

Priority Land Use Board: Downtown

Neighborhood Planning District: South Park

Decision: Approved with Conditions

Staff Comments

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

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Bradley, seconded by Mr. Wright and carried to approve Case PLN2018-00172 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 along the alley. 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	Yes		

Minutes approved by the City Plan Board on June 12, 2018.

Ann Schenking, Secretary
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City of Dayton

City Plan Board

Summary Minute Record April 10, 2018

5. PLN2018-00173 – Record Plan — #50 Pulaski Street

Applicant: Mr. Terry Hughes
Buckeye Surveying Group
933 Cottonwood Road
Dayton, OH 45419

Priority Land Use Board: Downtown

Neighborhood Planning District: South Park

Decision: Approved with Conditions

Staff Comments

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

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Wright and carried to approve Case PLN2018-00173 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 along the alley. 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	Yes		

Minutes approved by the City Plan Board on June 12, 2018.

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