



# City of Dayton

## City Plan Board

### Summary Minute Record July 10, 2018

#### 1. PLN2018-00298 – Record Plan — Woodland Cemetery Association

Applicant: Mr. Raymond Medford  
Judge Engineering  
1201 East David Road  
Kettering, OH 45429

Priority Land Use Board: Downtown

Neighborhood Planning District: University Park

Decision: Approved with Conditions

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate ten lots into three lots and one part lot.

#### Public Comments

None.

#### Board Discussion

None.

#### Board Action

A motion was made by Mr. Wright, seconded by Ms. Pendergast and carried to approve Case PLN2018-00298 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. An easement is required for the 6" water main located on the west side of the site, 20-feet wide with the utility centered in the easement.

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

Minutes approved by the City Plan Board on August 14, 2018.

Ann Schenking, Secretary  
City Plan Board



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## City Plan Board

### Summary Minute Record July 10, 2018

#### 2. PLN2018-00357 – Record Plan — Children’s Medical Center Street Dedication

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

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 is a dedication of right-of-way.

#### Public Comments

None.

#### Board Discussion

None.

#### Board Action

A motion was made by Mr. Wright, seconded by Ms. Pendergast and carried to approve Case PLN2018-00357 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.

Ms. Beverly Pendergast	Yes	Mr. Paul Bradley	Yes
Mr. Richard Wright	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Absent	Mr. Greg Scott	Yes
Mr. Jeff Payne	Abstained; arrived during presentation		

Minutes approved by the City Plan Board on August 14, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 10, 2018

#### 3. PLN2018-00358 – Record Plan — Miami Valley Hospital Rehabilitation Hospital Plat

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

Priority Land Use Board: Downtown      Neighborhood Planning District: University Park

Decision: Approved with Conditions

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#### Staff Comments

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

#### Public Comments

None.

#### Board Discussion

None.

#### Board Action

A motion was made by Mr. Payne, seconded by Mr. Sauer and carried to approve Case PLN2018-00358 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.

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

Minutes approved by the City Plan Board on August 14, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 10, 2018

#### 4. PLN2018-00375 – Record Plan — Lutheran Church Plat

Applicant: Mr. Jonathan Burkhardt  
Burkhardt Engineering  
28 North Cherry Street  
Germantown, OH 45327

Priority Land Use Board: Downtown Neighborhood Planning District: Oregon

Decision: Approved with Conditions

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan is a consolidation of 14 lots into two lots and a dedication of public right-of-way.

#### Public Comments

None.

#### Board Discussion

None.

#### Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Payne and carried to approve Case PLN2018-00375 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 15' radius is required at the corners of Jackson Street and Wayne Avenue.

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

Minutes approved by the City Plan Board on August 14, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 10, 2018

#### **5. PLN2018-00233 – Plan Review and Approval – Renew Miami Chapel: Transforming the Greater Miami Chapel Neighborhood**

Applicant: Ms. Kiya Patrick  
Senior Manager, Development/Real Estate  
Greater Dayton Premier Management  
400 Wayne Avenue  
Dayton, OH 45410

Priority Land Use Board: West

Neighborhood Planning District: Miami Chapel

Decision: Approved

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#### **Staff Comments**

Tony Kroeger presented the staff report and recommended that the Plan Board adopt the Renew Miami Chapel: Transforming the Greater Miami Chapel Neighborhood plan and send it on to the City Commission for their adoption also. He noted that the plan was completed through extensive engagement over two years and that the plan will help the area compete for implementation resources, such as Choice Neighborhood Implementation Grants, New Market Tax Credits, state and federal transportation resources, and Opportunity Zone investments.

This plan builds on the Greater West Dayton Framework for Strategic Investment and the Greater West Dayton Corridor Plan, both of which were adopted by the Plan Board and the City Commission.

The Renew Miami Chapel plan priorities are:

1. Housing: Neighborhood is renewed with high-quality, sustainable, mixed income housing options;
2. Identity: Community is proud of the neighborhood and others recognize it as a positive place;
3. Education: Community is improving educational outcomes for children and is proud of its schools;
4. Well-being: Community feels safe and is secure in its mental and physical well-being;
5. Economy building: Neighborhood has better job access, stronger social connections, increased wealth, celebrated amenities; and
6. Transportation: Neighborhood is vibrant and well-connected through multiple modes of transportation.

#### **Public Comments**

Kiya Patrick, GDPM, 400 Wayne Avenue, Dayton, OH and Nicole Steele and Caitlin Jacob, CityWide Development Corporation, 8 North Main Street, Dayton, OH, spoke in support of the plan and answered questions from the Plan Board.

In addition, Ms. Patrick addressed three questions Plan Board members had when the Plan Board held a work session on the plan in February 2018. The first question was why parents were not sending their kids to the Dayton Public School in their neighborhood. Ms. Patrick said a wide variety of reasons have been stated by parents including: comfort level in the school; location of employment; and coordinating child care. Part of the education plan is focused on building stronger and more welcoming relationships between residents and their neighborhood schools in collaboration with DPS. A second question was how this plan aligns with the Montgomery County and United Way Joint Strategic Plan and the County's Community Health Improvement Plan (CHIP). Ms. Patrick said that Public Health Dayton & Montgomery County is a primary partner in the planning effort and has helped develop goals within the "Well Being" priority area including infant mortality and food access. Some of the plan language comes directly from the CHIP. In addition, the planning team identified local plans and incorporated already adopted goals and

strategies where applicable. The third question was whether the ADAMHS Board is a part of the plan/planning process. Ms. Patrick said not directly; however, ADAMHS is identified as a partner to advance goals within the plan and that mental health and trauma concerns have been raised by several partners.

**Board Discussion**

The Plan Board discussed the plan – its education component, the type of housing proposed in the plan, reliance on LIHTC funding for housing construction, transportation connections, partnerships, implementation, and that the plan was doable and not pie in the sky.

**Board Action**

A motion was made by Ms. Pendergast, seconded by Mr. Bradley and carried to adopt the Renew Miami Chapel: Transforming the Greater Miami Chapel Neighborhood plan and find it to be consistent with the city’s comprehensive plan and other plans and policies that have applicability to the greater Miami Chapel geography.

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

Minutes approved by the City Plan Board on August 14, 2018.

Ann Schenking, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 10, 2018

#### 6. PLN2018-00229 – Presentation — Connectivity and First Floor Vibrancy in the Downtown Core

Applicant: Mr. Tony Kroeger  
City of Dayton  
Department of Planning and Community Development  
101 West Third Street  
Dayton, OH 45402

Priority Land Use Board: Downtown      Neighborhood Planning District: Downtown  
Decision: None; Presentation

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#### **Staff Comments**

Tony Kroeger gave an introduction to the presentation. This presentation is a conceptual, preliminary illustration of the direction of right-of-way planning in the downtown core. With a relative abundance of capacity within our rights-of-way, there is an opportunity to rethink how to accommodate various modes of transportation, allowing the freedom to choose how one travels downtown, and bringing the downtown into the modern age. The presentation reviews the current state of downtown and its rights-of-way, how existing roads might be retrofitting to be more attractive and accommodating, and examples of potential changes that might be considered in the future.

Approval is not being sought at this time.

#### **Public Comments**

Scott Murphy, Vice President, Economic Development, Downtown Dayton Partnership, 10 W. Second Street, Dayton, OH, gave the presentation, a copy of which was included in the Plan Board meeting packet.

#### **Board Discussion**

The Plan Board discussed the presentation including the costs of changing street patterns, how the ideas mesh with previously adopted plans, and the need to encourage northbound access on the western part of downtown.

#### **Board Action**

None; presentation.

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Ann Schenking, Secretary  
City Plan Board