



City of Dayton

City Plan Board

Summary Minute Record September 11, 2018

1. PLN2018-00484 – Public Way Vacation: Alley East of North Dutoit Street from East Third Street to the Alley North of East Third Street

Applicant: Mr. James Marshal
938 Donham Drive
Dayton, OH 45434

Priority Land Use Board: Northeast

Neighborhood Planning District: Springfield

Decision: Established Conditions

Staff Comments

Chido Moyo presented the staff report and the proposed conditions. She said that with the proposed conditions, staff believes the determinations and findings can be made as outlined in the staff report. Ms. Moyo said that the reason for the vacation request is to secure an alley that has always been used as a parking lot for the business at 133 East Third Street.

Public Comments

None.

Board Discussion

The Plan Board discussed the case.

Board Action

A motion was made by Mr. Wright, seconded by Mr. Payne and carried to find that the proposed vacation (PLN2018-00484) met the criteria cited in R.C.G.O. Section 150.445 (B). Therefore the Plan Board established the following conditions:

1. The area shall be marked in a manner acceptable to the Division of Civil Engineering to indicate that it is not public right-of-way.
2. The alley mouth at East Third Street shall be removed and replaced with curb and walk, or a driveway shall be constructed. All work shall be completed within 90 days of the date the vacation is finalized and to City of Dayton standards.

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 October 9, 2018.

Ann Schenking, Secretary
City Plan Board



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2. PLN2018-00495 – Public Way Vacation: Jackson Road from Dog Leg Road to Jackson Road

Applicant: Ms. Cynthia Long
City of Dayton
Department of Aviation
3600 Terminal Drive, Suite 300
Vandalia, OH 45377

Priority Land Use Board: N/A

Neighborhood Planning District: Airport

Decision: Established Conditions

Staff Comments

Chido Moyo presented the staff report and the proposed conditions. She said that with the proposed conditions, staff believes the determinations and findings can be made as outlined in the staff report. Ms. Moyo said that the reason for the vacation request is because the roadway has been relocated and the right-of-way for the former road must be vacated in order to accommodate development at an adjacent site.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Wright and carried to find that the proposed vacation (PLN2018-00495) met the criteria cited in R.C.G.O. Section 150.445 (B). Therefore the Plan Board established the following condition:

1. The area shall be marked in a manner acceptable to the Division of Civil Engineering to indicate that it is not 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		

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3. PLN2018-00501 – Public Way Vacation: Carlotta Drive from the South Property Line of Parcel R72 17702 0042 to the North Terminus

Applicant: Mr. Robert Murray
City of Riverside
5200 Springfield Street, Suite 100
Riverside, OH 45431

Priority Land Use Board: Northeast Neighborhood Planning District: Old North Dayton
Decision: Approved with Conditions

Staff Comments

Chido Moyo presented the staff report and the proposed conditions. She said that with the proposed conditions, staff believes the determinations and findings can be made as outlined in the staff report. Ms. Moyo said that the reason for the vacation request is to allow for proper placement of a sewer line to a public facility.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Sauer and carried to find that the proposed vacation (PLN2018-00501) met the criteria cited in R.C.G.O. Section 150.445 (B). Therefore the Plan Board established the following condition:

1. The area shall be marked in a manner acceptable to the Division of Civil Engineering to indicate that it is not 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		

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4. PLN2018-00505 – Record Plan — 1420 Springfield Street Plat

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

Priority Land Use Board: Northeast

Neighborhood Planning District: Springfield

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan is a consolidation of seven lots into one lot.

Public Comments

None.

Board Discussion

The Plan Board discussed the case.

Board Action

A motion was made by Ms. Pegues, seconded by Mr. Wright and carried to approve Case PLN2018-00505 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 Department of Water requires an easement, 20 ft. wide, centered, for an existing 6" water main that runs through the south side of the site

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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5. PLN2018-00506 – Record Plan — Greater Allen A.M.E. Church

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

Priority Land Use Board: West

Neighborhood Planning District: MacFarlane

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan is a consolidation of many lots and a vacated alley into one lot.

Public Comments

None.

Board Discussion

The Plan Board discussed the case.

Board Action

A motion was made by Ms. Pegues, seconded by Mr. Payne and carried to approve Case PLN2018-00506 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. Label vacated alley ordinance and date.
5. The Department of Water requires an easement, 20ft wide, centered, for an existing 8” sanitary sewer that runs through the middle of the site.
6. Retain an easement for utilities (AT&T, DP&L) running through the vacated alley.

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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6. PLN2018-00515 – Record Plan — 1100 Valley Street

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

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 request for a new lot number. No consolidation or subdivision is taking place.

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 PLN2018-00515 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. Dedicate a 15-ft. radius at the intersection of Valley Street and Stanview Avenue.

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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7. PLN2018-00491 – Plan Review and Approval — Cooper Block Permit Parking Plan

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: Denied

Staff Comments

Tony Kroeger presented the staff report and said staff recommended approval of the request.

The proposal would establish permit parking on Ice Avenue between North Patterson Boulevard and N. St. Clair Street and on Harries Street between Ice Avenue and East Second Street. Approximately 15 on-street parking spaces would be reserved for exclusive use by residents and guests of Cooper Lofts, Ice Avenue Lofts, Patterson Place and Lighthouse.

This proposal would require cars parked on Ice Avenue and Harries Street within the Cooper residential block to have a permit tag. It does not impact the streets on the perimeter (First, Second, Patterson, and Saint Clair). This is a plan that has been discussed at times over several years, but until now did not make it to Plan Board. If the proposal is supported by the Plan Board, an Ordinance at City Commission would be needed to enact the change.

The plan was brought to planning staff by association presidents, and Mr. Kroeger said he believes it is a reasonable request. There is ample metered parking in this vicinity for non-residents. The residential properties within the block all have some parking, but the demand exceeds the off-street parking supply. A permit parking system already exists on Cooper Place East, Cooper Place South, and Cooper Place West, which serve Cooper Place. That permit parking system established in 1997 by City Commission ordinance and reportedly operating without issue, is proposed to remain intact.

In the current situation, a non-resident can park on these streets all day taking up valuable parking better suited for the residents and their guests. Currently, workers on the new CareSource building park there all day for free; one can easily imagine this continuing for the employees working in the building once operational. Arguably, the best place for these vehicles is in one of the many downtown garages. In addition these streets are somewhat unique in downtown Dayton. While they are public streets, they have a more private feel to them, primarily serving the residences. Even so, while under this plan the parking would serve only the adjacent land uses, the roadways and sidewalks would still be public.

There are existing off-street parking spaces that serve the residences of this block:

- Patterson Place – off-street parking integrated as garages for individual units and ten additional off-street spaces (31 units)
- Lighthouse – off-street parking integrated as garages for individual units and eight additional off-street spaces (9 units)
- Ice Lofts – approximately 18 spaces (17 units)
- Cooper Lofts – approximately 35 spaces, seven of which are for small vehicles (25 units)

The administration of the permit system would be the responsibility of the residents, in the form of a consortium of the association presidents and would be enforced by the city of Dayton.

Public Comments

The Downtown Priority Land Use Board submitted a letter in support of the proposal.

Steve Seboldt, President of the Ice Avenue Lofts condominium association, 215 Ice Avenue, Dayton, OH, spoke in support of the proposal. He said residents of the Ice Avenue Lofts and Cooper Lofts have more vehicles than parking spaces; during downtown festivals if a resident who parks on the street leaves during the day, the space he/she left can be occupied by a festival goer and not reoccupied by the resident. The situation has gotten worse over the years as more residential units have been built downtown. Parking spaces within the buildings were often allocated at the time of first sale of the units and before nearby parking lots were redeveloped for housing. The owner of an adjacent private parking lot is not interested in leasing spaces to downtown residents; he makes a lot of money with event parking.

Bill Kramer, Ice Avenue Lofts, 215 Ice Avenue, Dayton, OH, spoke in support of the proposal. He stated the number of units the Ice Avenue Lofts building has, the number of parking spaces and the number of residents.

Paul Woodie, Cooper Lofts, 111 Harries Street, Dayton, OH, spoke in support of the proposal. He said many downtown residents don't work downtown and each working resident may need a car to get to work. It is a financial hardship for service workers attending to the residents of the Ice Avenue and Cooper Lofts to park at meters. Since parking on Ice Avenue and Harries Street is free, he anticipates that these streets will be fully used by workers of the adjacent CareSource building who will work in shifts that don't correspond to the schedules of those who live in the Cooper block.

Ed Grant, owner of the Graphics Terminal Building, 136 N. St. Clair Street, Dayton, OH, said he saw no strong reason not to move forward with the permit parking proposal. He just wanted to make sure that no parking was allowed in front of his Ice Avenue garage and entrance doors which he needs to access at all times for his business.

Chris Davis, Ice Avenue Lofts, 233 Ice Avenue, Dayton, OH, said he didn't know how the permit parking system would work in practice and he was not sure the permit system would prevent non-residents or others from parking on these streets. He also thought that the streets controlled by the Cooper Place permit parking system should be part of this new proposal.

Tom Boden, Patterson Place, 218 East First Street, Dayton, OH, stated that people were coming in years after the fact and asking for parking concessions and that many enforcement measures are available that aren't being used.

Board Discussion

The Plan Board discussed the case. Plan Board members had the following comments and concerns:

- Cooper residential block streets are public rights-of-way.
- Why not install parking meters?
- Is it appropriate to reserve the exclusive 24/7 use of residential streets to a particular group and at no charge to that group?
- What is an on-street parking space worth and should an assessment be levied for the exclusive reservation of parking on public streets?
- What is the cost to the city to enforce the permit program?

- Details of how the permit system would be administered had not been developed.
- Costs for implementing and maintaining the permit system should be borne by the permit system consortium.
- Proposal needs further conversation and fleshing out with the residents of the Cooper block due to questions posed by a couple of the speakers at this meeting.
- Parking issues downtown need to be addressed in a holistic fashion.

Board Action

A motion was made by Mr. Sauer, seconded by Ms. Pegues and carried to deny the proposal.

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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8. PLN2018-00373 – Work Session: North Main Street Corridor Plan

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

Priority Land Use Board: North Central Neighborhood Planning District: Various
Decision: None; Work Session

Staff Comments

Chido Moyo and Rachel Bankowitz presented the staff report. The purpose of the work session was to allow the Plan Board to review the planning process and results from various public meetings, ask questions, and provide further recommendations or direction.

The North Main Street Corridor Plan area (hereafter, Corridor) includes the boundaries of five planning districts that abut North Main Street from I-75 to the northern city limits; they include Riverdale, North Riverdale, Five Oaks, Santa Clara and Hillcrest. Contained within these five planning districts are the following ten neighborhoods: Riverdale, Five Oaks, Redcrest, Upper Riverdale, Sandalwood Park, Santa Clara, Hillview, Sunnyview Catalpa, Rock ‘N Woods and Rocky Hills.

Recognizing a growing interest, in 2016 the Department of Planning & Community Development was asked to create a revised Plan for the Corridor. The last official “plan” for this area was the *North Main Street Strategic Plan*, adopted in April of 1995. Since over 20 years had passed since the adoption of the 1995 plan, it was clear to all parties that a new plan was needed.

The Division of Planning began the neighborhood planning process with a series of eight public meetings that were designed to engage the area’s residents in data gathering exercises. Each meeting helped to define the Corridor’s vision. Meetings included:

- December 2016: Kick-off Meeting (Purpose and Needs)
- January 2017: SWOT Analysis and Identification of Focus Areas
- March 2017: Formulation of Plan Goals and Vision Statement
- April 2017: Identification of Objectives to Support Goals
- June 2017: Refinement of Goals and Objectives to Identify Ideas and Strategies, Lot Links Presentation
- June & July 2017: Walking Audits
- July 2017: Zoning and Land Use Presentation; Zoning and Land Use Exercise
- October 2017: Plan Updates
- November 2017: Crime and Safety
- August 2018: Review Draft Plan with Community
- September 2018: Work Session with Plan Board and Presentations to the Fair-River-Oaks-Council (FROC) Priority Board, North Central Land Use Board and Sandalwood Park Neighborhood Association

Based on public input, eight areas were identified as priorities to the Corridor. Within each focus area are desired outcomes, goals and objectives reviewed through citizen participation and discussion. Various

activities have been developed that correspond with the desired outcomes, goals and strategies. These activities will serve as steps to help drive the implementation of the plan.

The focus areas and desired outcome for each is listed below.

1. Crime and Safety: The perception of increased crime in the Corridor has decreased the community's sense of safety and security and discouraged civic engagement and reinvestment. Stakeholders believe that a decrease in crime will increase the community's sense of safety, change the negative perception about the Corridor and surrounding neighborhoods, and inspire a more proactive, community-based approach to crime and safety.
2. Housing and Blight: Stakeholders identified vacant and abandoned properties and illegal dumping as two of the main causes of blight throughout the Corridor. Corridor stakeholders believe the demolition of dilapidated houses and the rehabilitation of all others would increase the Corridor's population and put "more eyes on the streets" and alleys, thus discouraging additional blight, like illegal dumping, throughout the neighborhoods.
3. Traffic and Pedestrian Safety: The Corridor has seen a noticeable increase in two major traffic and pedestrian safety issues: high-speed traffic along North Main Street and Riverside Drive, and an increase in pedestrian and motor vehicle crashes and fatalities along North Main Street. Stakeholders desire safe pedestrian and vehicle conditions along the Corridor's major roadways as well as within the Corridor neighborhoods.
4. Land Use and Zoning: It is important to examine current land uses and zoning regulations to ensure that they align with the goals of future development. Corridor stakeholders desire to ensure that the Corridor is zoned to allow land uses that support plan strategies.
5. Economic Development: Although mostly residential in nature, the Corridor contains pockets of commercial areas which have been identified as economic development catalysts. Corridor Stakeholders desire to develop these pocket commercial areas into vibrant, stable and sustainable neighborhood business districts that cater to the needs of both residents and potential businesses.
6. Citizen Engagement and Neighborhood Development: Citizens play a vital role in the development and improvement of the quality of life within their communities. Stakeholders desire to increase neighborhood pride and build stronger neighborhood relationships by encouraging more diversity in the Corridor, supporting the growth and development of neighborhood associations, establishing more neighborhood amenities, providing better access to community assets, resources and amenities, and helping develop and foster relationships that help build a sense of ownership, belonging, and community.
7. Education, Services and Resources: Stakeholders desire to see the corridor community connected with social, educational, and recreational resources and services that can enrich the quality of life.
8. Architecture and Preservation Planning: The Corridor includes a wide variety of architectural styles and types relatively unmatched in Dayton. This architecture is threatened by pervasive factors, including demolition, vacancy, weather, pests, and water, as well as the human capacity to demolish, alter, and abandon buildings. Many of these resources are not replaceable. This section of the plan aims to minimize, ameliorate, or correct threats to historic architecture in the Corridor.

Public Comments

None.

Board Discussion

The Plan Board discussed the plan and staff answered questions from the Plan Board. Plan Board members offered comments on the plan including suggestions to note the amount of owner-occupied housing in the plan geography and list Safe Routes to School as a funding source. Plan Board members said staff did a good job on the draft plan.

Board Action

None; work session.

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