



CITY OF DAYTON

City Plan Board

101 W. Third Street
Dayton, Ohio 45402
Phone: (937) 333-3670
www.daytonohio.gov

Meeting Agenda

Mar 14, 2023 4:30 P.M.

Planning and Resource Room - Mezzanine Level, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Feb 14, 2023

1. Case # PLN2023-00030 - 425 N Findlay ST

Case Type: Subdivision Record Plan

Life Enrichment Center Plat: A reconfiguration of five (5) City lots into two (2) City lots. The lot meets the minimum requirements of the I-2 General Industrial Zoning District.

Applicant: Haley-Dusa c/o Tom Dusa
270 Regency Ridge Drive #203
Dayton, OH 45459

Owner: LIFE ENRICHMENT CENTER
425 N FINDLAY ST
DAYTON OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District: N/A

Staff Contact: Jeff Green

2. Case # PLN2023-00048 - 519 Valley St

Case Type: Subdivision Record Plan

Ronald McDonald House Plat: A reconfiguration of eight (8) City lots into one (1) City lots. The lot meets the minimum requirements of the Campus Institutional Zoning District.

Applicant: The Kleingers Group
c/o Matt Habedank
270 Regency Ridge Drive #203
Dayton, OH 45459

Owner: Ronald McDonald House Charities
555 Valley Street
DAYTON OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: Old North Dayton

Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2023-00051 - 2131 W Third ST

Case Type: Subdivision Record Plan

A record plan to consolidate four (4) City lots (parcel IDs R72 08204 0032-0035) into one (1) City lot. The lot will require a variance to allow a 60' front setback where a 15' maximum setback is allowed; otherwise the lot meets the minimum requirements of the T Transitional district.

Applicant: Burkhardt Engineering Company
270 Regency Ridge Drive #203
Dayton, OH 45459

Owner: Hissowal, Inc.
7030 Poe Ave, Bldg A
DAYTON OH 45414

Priority Land Use Board: West Land Use Board
Planning District: Roosevelt
Historic District:

Staff Contact: Jennifer Hanauer

4. Case # PLN2023-00054 - 1420 Cincinnati ST

Case Type: Subdivision Record Plan

A request to dedicate a portion of the public right-of-way along Cincinnati Street and South Edwin C. Moses Boulevard.

Applicant: Macy Downey
270 Regency Ridge Drive #203
Dayton, OH 45459

Owner: QuikTrip Corporation
4705 S. 129th St
Tulsa, OK 74134

Priority Land Use Board: West Land Use Board
Planning District: Edgemont
Historic District:

Staff Contact: Jennifer Hanauer

5. Case # PLN2022-00487 - 1601 Wayne AVE

Case Type: Subdivision Record Plan

1601 Wayne Avenue Plat: A reconfiguration of four (4) City lots into one (1) City lot. The lot meets the minimum requirements of the MR-5 Mature Single-Family District.

Applicant: EAM GeoData Solutions
c/o Eric A. Moody, P.S.
270 Regency Ridge Drive #203
Dayton, OH 45459

Owner: Glen W. Clark and Susan A. Brockman
1601 Wayne Avenue
DAYTON OH 45410

Priority Land Use Board: Southeast Land Use Board
Planning District: Walnut Hills
Historic District: N/A

Staff Contact: Jennifer Hanauer

6. Case # PLN2022-00485 - 40 W 4th ST

Case Type: Subdivision Record Plan

40 West 4th - Dayton Plat: A reconfiguration of five (5) City lots into one (1) City lot. The lot meets the minimum requirements of the CBD Central Business District.

Applicant: Windsor Tower LLC
270 Regency Ridge Drive #203
Dayton, OH 45459

Owner: Windsor Tower LLC
40 W. 4th Street
DAYTON OH 45402

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District: N/A

Staff Contact: Susan Vincent

7. Case # PLN2023-00055 -

Case Type: Vacation of Right of Way

A public way vacation request for the alley west of Paul Laurence Dunbar between the alley south of Germantown Street and Willard Street.

Applicant: Invictus Development c/o Kiya Patrick
270 Regency Ridge Drive #203
Dayton, OH 45459

Priority Land Use Board: West Land Use Board

Planning District: Edgemont

Historic District: N/A

Staff Contact: Tony Kroeger

8. Case # PLN2023-00005 - Bainbridge ST

Case Type: Other - Permanent Street Name Change

Request to permanently change the name of Bainbridge Street from E. Fourth Street to Bacon Street to "Engagement Lane."

Applicant: Michael Emoff
270 Regency Ridge Drive #203
Dayton, OH 45459

Priority Land Use Board: Downtown Land Use Board

Planning District: Oregon

Historic District: N/A

Staff Contact: Susan Vincent

9. Case # PLN2022-00488 -

Case Type: Zoning Code Text Amendments

Twelve (12) zoning code text amendments including regular updates to ensure our zoning code stays current and meets the changing needs of our community.

Applicant: City of Dayton
c/o Todd Kinskey
101 W. Third Street
Dayton, Ohio 45402

Priority Land Use Board:

Planning District:

Historic District:

Staff Contact: Susan Vincent

Comments and Reports

Susan Vincent
Secretary,
City Plan Board