



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Apr 12, 2022 4:30 P.M.
PRC, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Feb 15, 2022

1. Case # PLN2022-00074 - 1126 Irving Ave

Case Type: Subdivision Record Plan

A record plan request to reconfigure two (2) City lots into two (2) City lots. The lots meet the requirements of the EMF Eclectic Multi-family district.

Applicant: Eric Moody
40 Pulaski St
DAYTON, OH 45402

Owner: 1126 IRVING LLC
ONE OAKWOOD AVE APT 175
DAYTON OH 45409

Priority Land Use Board: Southeast Land Use Board

Planning District: Shroyer Park

Historic District: N/A

Staff Contact: Jennifer Hanauer

2. Case # PLN2022-00071 - 401 Nassau St

Case Type: Subdivision Record Plan

A record plan request to consolidate seven (7) City lots into two (2) City lots. The lots meet the requirements of the MR-5 Single-family district.

Applicant: Scott Surovjak
191 W Nationwide Blvd, Suite 300
Columbus, OH 43215

Owner: EAST END NEIGHBORHOOD
624 XENIA AVE
DAYTON OH 45410 1416

Priority Land Use Board: Southeast Land Use Board

Planning District: Twin Towers

Historic District: N/A

Staff Contact: Jennifer Hanauer

3. Case # PLN2022-00083 - 60 York Ave

Case Type: Subdivision Record Plan

A record plan request to consolidate two (2) City lots into one (1) City lot. The lots meet the requirements of the MR-5 Single-family district.

Applicant: J. Bryant Abt
8534 YANKEE ST
DAYTON, OH 45458

Owner: GARCIA ERIK VALDES
60 YORK AVE
DAYTON OH 45403

Priority Land Use Board: Northeast Land Use Board

Planning District: Springfield

Historic District:

Staff Contact: Jennifer Hanauer

4. Case # PLN2022-00070 - 3949 Madrid Ave

Case Type: Subdivision Record Plan

A record plan request to subdivide one (1) City lot into two (2) City lots. One lot does not meet lot standards of the SR-2 Suburban Single-family district. The subject property has requested a Conditional Use and variances for lot size, lot width and front setback with the BZA March 2022.

Applicant: Andrew Hogan
201 E Fifth Street, Suite 800
Cincinnati, OH 45020

Owner: PS INVESTMENTS INC
2864 SPRING GROVE AVE
CINCINNATI OH 45255

Priority Land Use Board: Northeast Land Use Board

Planning District: DeWeese

Historic District: N/A

Staff Contact: Abigail Free

5. Case # PLN2022-00072 - 222 N Saint Clair St

Case Type:

A record plan request to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the CBD Central Business district.

Applicant: Howard Updyke
222 N St. Clair Street
DAYTON, OH 45402

Owner: OPAL PROJECT LLC
4640 FISHBURG RD
DAYTON OH 45424

Priority Land Use Board: Downtown Land Use Board

Planning District: Downtown

Historic District: N/A

Staff Contact: Abigail Free

6. Case # PLN2022-00073 - 6 Innovation Ct

Case Type: Subdivision Record Plan

A record plan request to subdivide one (1) parcel with three segments into one (1) City lot and two (2) remainders. The lots meet the requirements of the BP Business Park district.

Applicant: Brian Ramirez
3620 Developers Road
Indianapolis, IN 46227

Owner: SHOUP MILL FARMS INC
3000 G HENKLE DR.
LEBANON OH 45036

Priority Land Use Board: Northeast Land Use Board

Planning District: Northridge Estates

Historic District: N/A

Staff Contact: Abigail Free

7. Case # PLN2022-00068 - 6 Innovation Ct

Case Type: Major Site Design Review

A major site design review application by Celect Towers LLC to allow for the construction of a cell tower at the property located at 6 Innovation Court in the Business Park (BP) Zoning District within the PD-32 overlay. The subject property is located within the Northridge Estates Planning District. Per the Montgomery County Auditor, the property is identified via parcel number: R72117203 0001.

Applicant: Celect Towers LLC c/o Brian Ramirez
3620 Developers Road
Indianapolis, IN 46227

Owner: Shoup Mill Farms INC
3000 G Henkle Dr.
Lebanon OH 45036

Priority Land Use Board:

Planning District: Northridge Estates

Historic District: N/A

Staff Contact: Jeff Green

8. Case # PLN2022-00078 -

Case Type: Other - Presentation

Informal presentation by the University of Dayton to update the City Plan Board on the status of their masterplan update.

Applicant: David Schmidt
300 College Park
DAYTON, OH 45469

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Susan Vincent

9. Case # PLN2022-00069 - 1800 E Fifth ST

Case Type: Zoning Map Amendment

Work session to discuss potential area wide rezoning request for multiple properties along the 1800 block of east fifth street.

Applicant: Jeffrey Green
101 W Third St
Dayton, OH

Priority Land Use Board:

Planning District: Historic Inner East

Historic District:

Staff Contact: Jeff Green

10. Case # PLN2022-00096 -

Case Type: Zoning Code Text Amendments

Request for Plan Board review and approval of the submitted Zoning Code Text Amendments, including correction of an error in the code, a change to ensure consistency with the recently adopted text amendments, and corrections to the recent legislation adopted in February.

Applicant: Todd Kinskey
101 W. Third Street
Dayton, OH 45402

Priority Land Use Board:

Planning District:

Historic District:

Staff Contact: Susan Vincent

Comments and Reports

Susan Vincent
Secretary,
City Plan Board