



# CITY OF DAYTON

## City Plan Board

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

## Meeting Agenda

May 09, 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 Apr 11, 2023

#### 1. Case # PLN2023-00091 - 2017 Webster ST

**Case Type:** Subdivision Record Plan

Norwood Medical Plat: A record plan to consolidate six (6) City lots into two (2) City lots. The lot meets the minimum requirements of the I-1 Light Industrial District.

**Applicant:** The Kleingers Group  
6219 Centre Park Drive  
West Chester, OH 45069

**Owner:** Norwood Medical LLC  
2122 Winners Circle  
Dayton OH 45402

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** McCook Field

**Historic District:** N/A

**Staff Contact:** Jeff Green

#### 2. Case # PLN2023-00080 - 2138 W third ST

**Case Type:** Subdivision Record Plan

2130 West Third Plat: A record plan to consolidate four (4) City lots into one (1) City lot. The lot meets the requirements of the T Transitional Zoning District. The applicant proposes to connect the two structures for use as one building; prior to recording the lot consolidation, the construction must be initiated to connect the structures.

**Applicant:** ADMIRAL ENGINEERING &  
SURVEYING  
14 W. 1st Street  
DAYTON, OH 45402

**Owner:** TRAMMELL ANNE  
1505 OLMSTEAD PL  
DAYTON OH 45406

**Priority Land Use Board:** West Land Use Board

**Planning District:** Roosevelt

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### 3. Case # PLN2023-00132 - 4532 Saint James Ave

**Case Type:** Subdivision Record Plan

Greenwich Village Plat - A: A record plan to consolidate two (2) city lots into one (1) city lot. The lot meets the minimum requirements of the SR-2 Suburban Single-Family Residential.

**Applicant:** Kevin Taylor  
4538 St. James Ave  
DAYTON, OH 45406

**Owner:** TAYLOR KEVIN E  
4538 ST JAMES AVE  
DAYTON OH 45406

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Greenwich Village

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### 4. Case # PLN2023-00107 - 5114 Little Richmond RD

**Case Type:** Zoning Map Amendment

A Zoning Map Amendment application to rezone approximately 70.155 acres located at 5114 Little Richmond Rd. from Eclectic Single Family Residential (ER-3) to Business Park (BP) to allow for freestanding solar panels on the property.

**Applicant:** Gem City PV I, LLC  
7500 College Boulevard, Suite 400  
Overland Park, KS 66210

**Owner:** Heck Ohio Investments LTD  
PO Box 10064  
Dayton, OH 45402

**Priority Land Use Board:** West Land Use Board

**Planning District:** Little Richmond

**Historic District:**

**Staff Contact:** Tony Kroeger

### Comments and Reports

Celebrate Bike Month by registering for the Bike Summit on Friday, May 19, and then grabbing your bike and joining the fun at the Dayton Bike Yard grand opening celebration on Saturday, May 20. The Dayton Bike Yard is located at Welcome Park (1437 S. Edwin C. Moses Blvd); the event will run from 11 - 3 pm. Full details are available on the City's Facebook event page: <https://fb.me/e/E2fJ2xUj>

Susan Vincent  
Secretary,  
City Plan Board