



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

May 10, 2022 4:30 P.M.

PRC, Mezzanine, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Apr 12, 2022

1. Case # PLN2022-00140 - 702 W Third ST

Case Type: Subdivision Record Plan

Wright Flyer Record Plan: A replat request to consolidate three (3) City lots into one (1) City lot. The lot meets the requirements of the MNC Mature Neighborhood Commercial district.

Applicant: Admiral Engineering c/o Charles
Halsey
14 W First Street
DAYTON, OH 45402

Priority Land Use Board: West Land Use Board

Planning District: Wright-Dunbar

Historic District: N/A

Staff Contact: Abigail Free

2. Case # PLN2022-00131 - 102 Lawnview Ave

Case Type: Subdivision Record Plan

Record Plan: 102 Lawnview LLC. A replat request to consolidate three (3) City lots into one (1) City lot. The lots meets the requirements of the CI Campus Institutional district.

Applicant: Burkhardt Inc c/o Ryan Davenport
28 N Cherry Street
Germantown, OH 45327

Owner: 102 LAWNVIEW LLC
P.O. BOX 78
DAYTON OH 45409

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Historic District: N/A

Staff Contact: Abigail Free

3. Case # PLN2022-00134 - 640 Cosler Dr

Case Type: Subdivision Record Plan

Record Plan: Milton Athletic Club. A replat request to consolidate ten (10) City lots into three (3) City lots. The lots meet the requirements of the SGC Suburban General Commercial district.

Applicant: Cosler Engineering c/o Mitch Cosler
545 Hilltop Road
Xenia, OH 45385

Owner: MILTON ATHLETIC CLUB
640 COSLER DR
DAYTON OH 45403 3259

Priority Land Use Board: Northeast Land Use Board

Planning District: Eastern Hills

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2022-00130 - 340 E First St

Case Type: Subdivision Record Plan

Record Plan: Mendelsons Phase 2. A replat request to consolidate many City lots and a vacated alley into one (1) City lot. The lot meets the requirements of the UBD Urban Business District.

Applicant: Kleingers Group c/o Matt Habedank
6219 Centre Park Drive
West Chester, OH 45069

Owner: DAYTON CHY ACQUISITION II LLC
6640 RIVERSIDE DR STE 500
DUBLIN OH 43017

Priority Land Use Board: Downtown Land Use Board

Planning District: Webster Station

Historic District: N/A

Staff Contact: Abigail Free

5. Case # PLN2022-00128 - 828 W Fairview Ave

Case Type: Vacation of Right of Way

A request to vacate the alley running east/west, located east of Rugby Road, south of W Fairview Avenue. The subject alley is 160-ft long by 16-ft wide and runs east/west and lies within the existing parking lot for Fairview United Methodist Church. There are two curb cuts along Rugby Rd. The church would like to vacate the alley to close the curb cut and repair the parking lot. The church will allow anyone utilizing the north/south alley that connects to their parking lot to enter or exit via the remaining curb cut.

Applicant: Fred Poland
115 Jones Street
DAYTON, OH 45410

Owner: U B CHURCH IN CHRIST
828 W FAIRVIEW AVE
DAYTON OH 45406 3029

Priority Land Use Board: North Central Land Use Board
Planning District: Fairview
Historic District: N/A

Staff Contact: Abigail Free

6. Case # PLN2022-00124 - Roejack DR

Case Type: Honorary Street Designation

A request for an two-year honorary designation for the 3500 block of Roejack Drive as "Nevora Parker Way" to honor Ms. Parker's role as an activist and Pineview neighborhood leader, spanning more than 60 years of service to the community. Roejack Drive starts as a transition from Derbyshire Drive and dead ends where La Salle Drive transitions into Forent Avenue.

Applicant: Jeri Birnbaum
3334 Forent Avenue
DAYTON, OH 45417

Priority Land Use Board: West Land Use Board
Planning District: Pineview
Historic District: N/A

Staff Contact: Abigail Free

7. Case # PLN2022-00100 - Xenia AVE

Case Type: Honorary Street Designation

An Honorary Designation request for Xenia Avenue from Fillmore Street to Dover Street to be honorarily designated as "Kim Steinbrugge Way." This request seeks to honor lifelong East Side resident and East End Community Services employee of 17 years, Kim Steinbrugge.

Applicant: East End Community Services
Jan Lepore-Jentleson, Executive Director
624 Xenia Ave
DAYTON, OH 45410

Priority Land Use Board: Southeast Land Use Board
Planning District: Twin Towers
Historic District: N/A

Staff Contact: Jennifer Hanauer

8. Case # PLN2022-00139 -

Case Type: Planned Development

A Work Session seeking Plan Board input on a proposed development at 5180 Frederick Pike. The site is approximately 79 acres. It is currently zoned SR-1 (suburban single-family). The applicant proposed to build out the site in phases for warehousing, office, and a landscaping business.

Applicant: Andrew Circle Architect LLC c/o Andrew Circle 320 E Main St Troy, OH 45373	Owner: Dayton Real Estate Investment Group 1268 E Ash St 108 Piqua, OH 45356
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Priority Land Use Board: Northeast Land Use Board
Planning District: Northridge Estates
Historic District: N/A

Staff Contact: Jeff Green

Comments and Reports

(a) Review of the City Plan Board Bylaws

Susan Vincent
Secretary,
City Plan Board