



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Oct 10, 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 Sep 12, 2023

#### 1. Case # PLN2023-00337 - 1229 S Main ST

**Case Type:** Subdivision Record Plan

A record plan to subdivide one (1) City lot (lot 15498, parcel IDs R72 03009 0001, R72 03009 0011, R72 03009 0012, R72 03009 0018) into eight (8) City lots. The lots meet the minimum requirements of the UBD Urban Business District. The lots are part of PD-176, established for the onMain mixed use development.

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

**Owner:** FAIRGROUNDS REDEVELOPMENT  
300 COLLEGE PARK  
DAYTON OH 45469

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Midtown

**Historic District:**

**Staff Contact:** Jennifer Hanauer

#### 2. Case # PLN2023-00339 - 3830 Germantown ST

**Case Type:** Subdivision Record Plan

A record plan to consolidate seven (7) City lots (parcel IDs R72516815 0024, R72516815 0025, R72516815 0026, R72516815 0027, R72516815 0028, R72516815 0030, R72516815 0031) into one (1) City lots. The lot meets the minimum requirements of the SGC Suburban General Commercial district.

**Applicant:** Burkhardt Engineering Company  
28 N Cherry St  
Germantown, OH 45327

**Owner:** NEW COVENANT APOSTOLIC  
P.O. BOX 17261  
DAYTON OH 45417

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

**Planning District:** Germantown Meadows

**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 3. Case # PLN2023-00338 -

**Case Type:** Vacation of Right of Way

A request to vacate approximately 40 feet by 135 feet of the unimproved right of way that runs north from Highridge Avenue to Belmont Park and is between 1045 and 1105 Highridge Ave. A 10-foot-wide section of right of way would remain in the center of the current right of way in order to connect Highridge Avenue to Belmont Park.

**Applicant:** Kelley Halcomb  
1105 Highridge Ave  
DAYTON, OH 45420

**Priority Land Use Board:** Southeast Land Use Board

**Planning District:** Belmont

**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 4. Case # PLN2023-00344 - 171 DEEDS PARK DR

**Case Type:** Plans for Approval

A minor amendment request to PD-183 to amend the initial Planned Development Overlay, to reflect updates to the landscape plan, proposed fence locations, and site signage standards.

**Applicant:** Moody Nolan inc  
300 Spruce Street, Suite 300  
Columbus, OH 43215

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

**Planning District:** McCook Field

**Historic District:** N/A

**Staff Contact:** Jeff Green

### 5. Case # PLN2023-00309 -

**Case Type:** Other - Public Hearing

A public hearing on a proposed application to the U.S. Department of Housing and Urban Development for their Pathways to Removing Obstacles to Housing (PRO-housing) grant program.

**Applicant:** Tony Kroeger, City of Dayton  
101 W Third Street  
DAYTON, OH 45402

**Priority Land Use Board:**

**Planning District:**

**Historic District:**

**Staff Contact:** Tony Kroeger

**Comments and Reports**

Jen Hanauer  
Secretary,  
City Plan Board