



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Nov 11, 2025 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 Oct 14, 2025

#### 1. Case # PLN2025-00342 - 319 SPRINGFIELD ST

**Case Type:** Subdivision Record Plan

A record plan to split one (1) City lots (parcel IDs R72 04901C0028) into two (2) City lots within the Springfield planning district. The lot meets the minimum requirements of the I-2 Light Industrial zoning district.

**Applicant:** Techmetals  
345 Springfield St  
Dayton, OH 45404

**Owner:** 1913 STUDIOS LLC  
721 SPRINGFIELD ST  
DAYTON OH 45403

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

**Planning District:** Springfield

**Historic District:** N/A

**Staff Contact:** Jeff Green

#### 2. Case # PLN2025-00341 - 617 N IRWIN ST

**Case Type:** Subdivision Record Plan

A record plan to split two (2) City lots (parcel IDs R72 04901C0023 and 0027) into four (4) City lots at 617 and 515 N Irwin St. within the Springfield planning district. The lot meets the minimum requirements of the I-2 Light Industrial zoning district.

**Applicant:** Irwin St Acquisition LLC  
617 N Irwin St  
Dayton, OH 45403

**Owner:** IRWIN ST ACQUITION LLC  
3233 NEWMARK DR  
MIAMISBURG OH 45342

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

**Planning District:** Springfield

**Historic District:** N/A

**Staff Contact:** Jeff Green

### 3. Case # PLN2025-00352 - 335 FOREST AVE

**Case Type:** Subdivision Record Plan

A record plan to consolidate eight (8) City lots into five (5) City lots at 405 W. Grand Ave. within the Five Oaks planning district. The lots meet the minimum requirements of the CI Campus Institutional zoning district.

**Applicant:** Dayton Osteopathic Hospital  
405 W. Grand Ave.  
DAYTON, OH 45405

**Owner:** DAYTON OSTEOPATHIC HOSPITAL  
1 PRESTIGE PL, SUITE 100  
MIAMISBURG OH 45342

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

**Planning District:** Five Oaks

**Historic District:** N/A

**Staff Contact:** Jennifer Hanauer

### 4. Case # PLN2025-00336 - 5125 W HILLCREST AVE

**Case Type:** Subdivision Preliminary Plan

A preliminary subdivision record plan to split three (3) City lots into thirty-eight (38) City lots at the west end of Hulman Drive and W Hillcrest Drive. The subject property is located in the SR-2 Suburban Single Family zoning district. The subject property meets the minimum lot standards.

**Applicant:** Apex Engineering & Surveying, Inc.  
1068 N University Blvd  
Middletown, OH 45042

**Owner:** TRUE BRIDGE DEVELOPMENT LLC  
2767 WINDLOW DR  
DAYTON OH 45406

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

**Planning District:** Northern Hills

**Historic District:** N/A

**Staff Contact:** Elizabeth Dakin

### Comments and Reports

Jennifer Hanauer  
Secretary,  
City Plan Board