



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Oct 12, 2021 4:30 P.M.

Planning Resource Room, Mezzanine Level, City Hall  
101 W. Third Street, Dayton, OH

#### Roll Call

#### Submission of the minutes of the meeting on Sep 14, 2021

#### 1. Case # PLN2021-00423 - 100 S Clinton ST

**Case Type:** Subdivision Record Plan

A request to consolidate six (6) City lots and a vacated alley into one (1) City lot. The lot meets the requirements of the of the I-2 General Industrial district.

**Applicant:** Haley-Dusa Group  
270 Regency Ridge Drive, Suite 203  
DAYTON, OH 45459

**Owner:** HAUSE ANTHONY  
100 S CLINTON ST  
DAYTON OH 45402

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

**Planning District:** Historic Inner East

**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 2. Case # PLN2021-00432 - 5259 Kitridge RD

**Case Type:** Other - Work Session - Subdivision

Work Session to review a proposal to remove PD-42 and construct a new residential subdivision for the property located at 5259 Kitridge Rd.

**Applicant:** Tom Cahalan  
4894 Sheller Ave  
DAYTON, OH 45432

**Owner:** MEYER RALPH B AND  
5449 JANSON PLACE  
HUBER HEIGHTS OH 45424

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

**Planning District:** Pheasant Hill

**Historic District:** N/A

**Staff Contact:** Jeff Green

### 3. Case # PLN2021-00442 - 807 S Gettysburg Ave

**Case Type:** Plans for Approval

A work session to review the site plan/design for the proposed Homefull Housing, Food & Jobs building to be located at 807 S Gettysburg Avenue within a CI Campus Institutional District. At the July 13, 2021 Plan Board hearing, the Board approved two proposed uses - A Housing, Food & Jobs building (open market, retail grocery, food hub, clinic, pharmacy, offices) and multi-family housing. A site plan was not part of the approval.

**Applicant:** John Fabelo, LEC Inc.  
434 E First Street  
DAYTON, OH 45402

**Owner:** HOMEFULL

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

**Planning District:** Fairlane

**Historic District:** N/A

**Staff Contact:** Abigail Free

### 4. Case # PLN2021-00441 -

**Case Type:** Zoning Code Text Amendments

A Work Session to review and provide input on the proposed 2021 Zoning Code Text Amendments

**Applicant:** Todd Kinskey, City of Dayton  
101 West Third Street  
DAYTON, OH 45402

**Priority Land Use Board:** N/A

**Planning District:**

**Historic District:** N/A

**Staff Contact:** Tony Kroeger

### Comments and Reports

Tony Kroeger  
Secretary,  
City Plan Board