



City of Dayton

City Plan Board

Summary Minute Record January 12, 2021

1. PLN2020-00551 – Record Plan – Dayton Appliance Parts (122 Sears St)

Applicant: Houtz Real Estate Co LLC

Priority Land Use Board: Downtown Planning District: Webster Station

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate eleven (11) City lots and vacated Kramer Lane into one (1) City Lot. The lot meets the requirements of UBD Urban Business District.

This case was continued at the December 8, 2020 hearing. The Plan Board requested more details including site/ floor plans for the project to connect the two existing buildings.

The connection of the Acme Spring and Dayton Appliance Parts buildings will be 8-ft wide, constructed of 8" CMU Block with a flat membrane roof. The interior connection will be 15'-4" deep with each building having a 10x10 overhead door. One entrance door can be accessed from an exterior corridor between buildings. See attached plans.

The Acme Spring building will be used as warehouse/ storage space for Dayton Appliance Parts. The existing elevations/ building shall remain aside from connecting the two buildings which should be unnoticeable from E Second Street.

Public Comments

None.

Board Discussion

Mr. Sauer asked if the applicant is aware of the nine conditions. Ms. Free clarified that the proposed conditions were discussed with the surveyor. Mr. Payne followed up by adding that Mr. Daugherty noted previously that the connection and lot consolidation request is due to fire code requirements and noted the proposed walls will be permanent. Mr. Daugherty concurred.

Board Action

A motion was made by Mr. Payne, seconded by Mr. Bradley and carried to approve Case PLN2020-00551 with the following recommendations:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. Add ROW widths for Webster Street, 2nd Street, and Sears Street on the record plan.
5. Add a 15' radius at the intersection of 2nd and Sears, and 2nd and Webster.
6. Add a red outline around the property involved in the record plan.
7. Dedicate additional ROW along Webster Street to achieve 35-ft from centerline.
8. Retain a minimum 40-ft by 8-ft utility easement within vacated Kramer Lane for DP&L facilities.
9. Extinguish the remaining utility easement within Kramer Lane (covered by an existing building).

Mr. Paul Bradley	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent	Mr. Richard Wright	Absent
Mr. Jeff Payne	Yes		

Minutes approved by the City Plan Board on March 9, 2021.


Tony Kroeger, Secretary
City Plan Board



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2. PLN2020-00573 – Record Plan – Smart Steps Academy

Applicant: Burkhardt Engineering, c/o Michael Novean
Priority Land Use Board: Southeast Planning District: Walnut Hills
Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate six (6) City lots and a vacated alley into one (1) City lot. The lot meets the requirements of the MR-5 Mature Single-family district.

Public Comments

None.

Board Discussion

Mr. Scott asked if this is a relocation of an existing day care. Ms. Hanauer clarified that it is an expansion of an existing day care with their primary location on Salem Avenue and that do have all of the necessary licenses.

Board Action

A motion was made by Mr. Sauer, seconded by Ms. Miller and carried to approve Case PLN2020-00573 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. Add a 15' radius at the corner of Wyoming Avenue and Holly Avenue.
5. Provide a 20-ft wide easement, centered on the existing 15" storm sewer that bisects the proposed lot. See map for location.
6. Provide an easement for existing aerial DP&L and AT&T facilities that run through the vacated alley (south property line).

Mr. Paul Bradley	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes	Mr. Richard Wright	Absent
Mr. Jeff Payne	Yes		

Minutes approved by the City Plan Board on March 9, 2021.

Tony Kroeger, Secretary
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3. PLN2020-00574 – Record Plan – St. Joseph Community Center

Applicant: Becker Construction Inc

Priority Land Use Board: Downtown Planning District: Webster Station

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate eleven (11) City lots into one (1) City lot. The lot meets the requirements of the UBD Urban Business District.

Public Comments

None.

Board Discussion

Mr. Scott asked why the late Archbishop is shown as the owner and not the new Archbishop. Ms. Free recommended to St. Joseph that they wait until after the lot consolidation the change the ownership so that it will be a new owner for one lot instead of eleven.

Board Action

A motion was made by Mr. Bradley, seconded by Ms. Pegues and carried to approve Case PLN2020-00574 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.

Mr. Paul Bradley	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes	Mr. Richard Wright	Absent
Mr. Jeff Payne	Yes		

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4. PLN2020-00580 – Record Plan – IRG Dayton II

Applicant: Leesman Engineering, c/o Tim Dwyer
Priority Land Use Board: West Planning District: Edgemont
Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will subdivide one (1) City lot into two (2) City lots. The lots meet the requirements of the SGC Suburban General Commercial district with a Planned Development Overlay.

The record plan will separate the off-premise sign for Love's and Hardees. The signage was approved in 2013.

Public Comments

None.

Board Discussion

Ms. Pegues asked for clarification of why the lot is being subdivided. Ms. Free clarified that the off-premise sign will now be on a separate lot from the remaining larger lot. Mr. Payne asked about access to the site and about new uses for the site. Mr. Kroeger noted that there are no proposed developments at this time, but any future developments may be subject to review by the Plan Board and be reviewed for compliance with the Planned Development overlay for the site.

Board Action

A motion was made by Mr. Payne, seconded by Ms. Pegues and carried to approve Case PLN2020-00580 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.

Mr. Paul Bradley	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes	Mr. Richard Wright	Absent
Mr. Jeff Payne	Yes		

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5. PLN2020-00581 – Record Plan – 200 Bonner Street

Applicant: Windsor Homes LLC, c/o Aaron Weisman
Priority Land Use Board: Downtown Planning District: South Park
Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will subdivide one (1) City lot into two (2) City lots. The lots do not meet the requirements of the MR-5 Single-family residential district.

The original lot is a typically sized historic residential lot, however two dwellings were built on the lot, one facing Bonner Street and a double facing Johnson Street at the rear lot. Subdividing the lot to separate the dwellings will create lot sizes smaller than the 3,000-sf minimum lot size. Each lot will be 2,227.5-sf which requires a variance.

The building setbacks are mostly existing, some not in compliance with the zoning code. Both existing setbacks and new setbacks will require variances.

200 Bonner Street has a front setback of 0.1-ft (existing), side setbacks of 0.1ft along Bonner & 7.9-ft (existing), and a rear setback of 5.1-ft to attached garage (new).

110-112 Johnson Street has a front setback of 0-ft along Johnson (existing), side setbacks of 0-ft along Alley (existing) & 16.2-ft (new), and a rear setback of 2.7-ft (existing).

Public Comments

None.

Board Discussion

Mr. Scott asked if there is existing off-street parking for the double. Ms. Free noted there is no off-street parking for the double. However, there is an existing garage for the single family dwelling and if a new garage were to be constructed for the double, fire separation would be required. A new parking pad is also an option.

Board Action

A motion was made by Mr. Sauer, seconded by Mr. Payne and carried to approve Case PLN2020-00581 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. Change the dedication statement to comply with City standards. See example provided.
5. Variance shall be granted to reduce the minimum lot size to 2,227.5-sf.
6. Variance shall be granted for any existing and new setbacks that do not meet the minimum requirements.



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Mr. Paul Bradley	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes	Mr. Richard Wright	Absent
Mr. Jeff Payne	Yes		

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6. PLN2020-00461 – A General Development Plan for 605 Alberta Street/31 Chambers Street. It is a residential development to be constructed in two phases:

- Phase 1 is 143 units, with 240 surface parking spaces. It is one building (five stories) at the southwest corner of Alberta and Wyoming Streets, and associated surface parking on the site as well as surface parking at 31 Chambers Street.
- Phase 2 is 97 additional units in two buildings and would include the construction of a parking garage. This would bring the final unit count to 240, with the garage containing 446 parking spaces. The surface parking lots constructed as part of Phase 1 would be removed in Phase 2.

Applicant: Robert Fiorita
Robert Louis Fiorita, Architects and Assoc. Inc.
4242 Tuller Road
Dublin, OH 43017

Priority Land Use Board: Downtown Planning District: University Park
Decision: Approved

Staff Comments

Tony Kroeger presented the staff report:

Staff Analysis:

The subject property is located at the southwest corner of Alberta Street and Wyoming Street, and also a site of 1.1 acres between Chambers Street and Obell Court known as the American Legion site (31 Chambers).

The component of the plan north of Obell Court has an approved General Development Plan on the site. This alternate General Development Plan comes changes including:

- This plan includes a three story multi-family building south of Obell Court facing Chambers Street (as part of phase 2). That site has been acquired from the American Legion by the developer.
- This plan moves the Phase 2 parking garage from being on the Wyoming Street right-of-

way to being setback and more central to the proposed development.

- The western building along Wyoming Street, part of Phase 2, comes with a modified footprint to fit the site.
- In concert with the moving of the parking garage, the Phase 1 building—the building at the corner of Alberta and Wyoming—has a more “finished” look, with additional windows and materials to match the rest of the building, as it no longer abuts a proposed parking garage.

In terms of parking and density the previously-approved plan and this plan compare as follows:

	Phase 1					Phase 2		TOTAL				
	Beds	Units	Parking Spaces	Parking Ratio per Bed	Density (beds/acre)	Beds	Units	Beds	Units	Parking Spaces	Parking Ratio (per bed)	Density (beds/acre)
Previously Approved Plan (3.3 acres)	292	119	168	0.59	88.5	300	119	592	238	360	0.61	179.39
Proposed Plan (4.4 acres)	385	143	240	0.62	87.5	227	97	612	240	446	0.73	139.09

Staff also notes the following:

- There is a larger setback along Wyoming Street between it and the phase 1 surface parking lot, which is a very welcome addition to the plan.
- A new open space element has been added to the immediate west of the Phase 1 building. (This is where the parking garage was proposed in the previously approved plan).
- The building between Obell and Chambers is proposed to be three stories in height, which is a scale that is acceptable for that street.
- The location of the parking garage in this proposal is preferred over the previous version.

Staff supported the last general development plan at this site, and actually prefers this modified version. It should be a welcome redevelopment of a former school site, as well as the site at 31 Chambers Street. The density of residents will help bring vibrancy to the area. Staff recommends approval of this General Development Plan.

Mr. Sauer inquired about the status and future nature of Obell Court. Mr. Kroeger noted the inclusion of sidewalk and trees along the right of way, but there have not been discussion beyond that. Mr. Payne questioned the lack of detail in infrastructure connecting the garage to the Chambers Street building, and also inquired about the timing of the construction of the garage and the later buildings. Mr. Sauer asked about the need for future approvals, to which Mr. Kroeger

noted that if there are not significant changes to the plan, this is the last approval needed from the Plan Board. Mr. Scott asked about engineering review of the project, noting that a significant number of cars could be entering or leaving at approximately the same time. Mr. Kroeger noted that engineering has said they will evaluate and adjust signal timing if needed, as the development progresses.

Public Comments

The applicant, Robert Fiorita, spoke in support of the application. He noted the work that has gone into incorporating the American Legion site, and the time that has taken. He answered questions about the timing of the construction of the garage and the later-phase buildings. The garage will be built at the same time as the western building, but the garage will be completed first, as it takes less time to complete. At that time, the Chambers Street site will also be available for parking. There was a discussion regarding the final appearance of the east face of the garage. Mr. Fiorita said that it will not be just plan cast concrete. Ms. Pegues asked about direct pedestrian connections between the garage and the west building. Mr. Fiorita said that there would be approximately two such connections. Mr. Payne asked about pedestrian connections between the garage and the Chambers Street building. Mr. Fiorita noted that appropriate pedestrian infrastructure will be installed; the plans are just not drawn to that level of detail yet. There was a discussion regarding the materials and appearance of the Chambers Street building. Mr. Fiorita said that it would be consistent with the rest of the development.

Board Action

A motion was made by Mr. Bradley, seconded by Mr. Sauer, and carried to approve the General Development Plan based on the board’s ability to make the determinations specified in R.C.G.O. 150.335.12 with the following condition:

- Phase 2 exterior building materials will be consistent with Phase 1 exterior building materials.

Mr. Paul Bradley	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Yes	Mr. Richard Wright	Absent
Ms. Rosie Miller	Yes		



Minutes approved by the City Plan Board on March 9, 2021.
Tony Kroeger, Secretary City Plan Board



City of Dayton

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7. PLN2020-00582 – Northeast Neighborhood Vision Plan Work Session

Applicant: Todd Kinskey
101 W 3rd St

Dayton, Ohio 45402

Priority Land Use Board: Northeast

Planning District: N/A

Decision: N/A

Staff comments

Jeffrey Green presented the case - This is a work session for the Northeast Neighborhood Vision Plan. The purpose of this work session was to give the Plan Board an opportunity to review and provide comments on the plan.

The primary purpose of the effort was to synthesize previously adopted plans, and take a closer look at those projects and areas that would be especially impactful and catalize additional investment.

This plan was completed in September 2020 by Urban Design Associates (UDA) in collaboration with the Department of Planning and Community Development staff, CityWide staff, and many stakeholders, residents, and business owners. The public involvement is indicated below:

Phase 1: Kick-off & Understanding

- In-depth download from city and CityWide staff about planning work-to-date
- Sharing of data, base-mapping, and drawing of proposed ideas
- Tour of Northeast Dayton neighborhoods
- Meetings with any key stakeholders, such as business owners and neighborhood institutions, who have been active or will be central to executing the vision in the future

Phase 2: Building the Vision

Residents, stakeholders, and city staff helped develop the vision in a four-day workshop that included:

- Coordination of existing plans for catalytic projects
- Live illustration of the vision
- Discussions about revitalizing commercial corridors and nodes
- Explore sequencing and prioritize projects for implementation
- Host open houses for the community to provide feedback and build support
- Final Workshop Presentation - community members and stakeholders participate in the final presentation.

Phase 3: Documenting the Vision

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- Incorporation of input from the workshop Summarize the previous work, community engagement process, and catalytic housing and development strategies.
- Further refinement of catalytic housing and development strategies

Because one of the primary purposes of the Northeast Neighborhood Vision was to bring together previous and ongoing plans into one document, the following were among those that informed this effort:

- Riverfront Master Plan
- Da Vinci Plan
- Da Vinci Transportation Strategy
- Five Rivers MetroParks Island Park Master Plan
- Keowee/Webster Corridor Rehab and Market Analysis
- McCook Field Neighborhood Strategic Plan
- Old North Dayton Neighborhood Plan
- City's Transportation Plan
- City's Urban Design Guidelines
- City's Livable Streets Policy
- Valleycrest Landfill Reuse Assessment
- Behr Dayton Thermal VOC Plume Environmental Study

Through this plan, a number of common themes emerged, such as connectivity, corridors, open space, and placemaking.

Key geographic focus areas include: McCook Field (Including Webster Street Corridor); Kettering Field and Keowee Street; DeWeese Neighborhood; Old North Dayton (Including Troy Street Corridor and Valley Street Corridor); Historic Inner East (Including The Flight Line, E Third Street Corridor, and Burkhardt/Eastern Hills); and various existing, emerging, and future parkways, trails, and parks.

The document concludes with an implementation strategy, including a list of projects, lead agency, time frames, and potential funding sources.

A discussion was had between the board and Mr. Kinskey on how this plan would be used in the future.

Board Action

No motion was made as this was a work session item only and did not require a vote. .


Tony Kroeger, Secretary
City Plan Board