



# City of Dayton

## City Plan Board

### Summary Minute Record May 14, 2019

**1. PLN2019-00186 – Public Way Vacations: (1) Alley south of Norwood Avenue from Germantown Street to Pease Avenue, (2) Pease Avenue from Norwood Avenue to Germantown Street, and (3) Alley west of Pease Avenue from Norwood Avenue to vacated alley south of Norwood Avenue**

Applicant: Mr. Joe Weinel  
City of Dayton  
101 West Third Street  
Dayton, OH 45402

Priority Land Use Board: West

Neighborhood Planning District: Five Points

Decision: Established Conditions

#### Staff Comments

Abigail Free presented the staff report and the proposed conditions. She said that with the proposed conditions, staff believes the determinations and findings can be made as outlined in the staff report. The public ways to be vacated no longer function as public rights-of-way; they are part of the Linden Center site.

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the case.

#### Board Action

A motion was made by Ms. Pendergast, seconded by Ms. Pegues and carried to find that the vacations proposed in Case PLN2019-00186 met the criteria cited in R.C.G.O. Section 150.445(B) as outlined in the staff report. The Plan Board also established the following conditions for the vacations:

1. The area shall be marked in a manner acceptable to the Division of Civil Engineering to indicate that it is not public right-of-way.
2. The alley mouth at Norwood Avenue shall be removed and replaced with curb and walk, or a driveway shall be constructed. All work shall be completed within 90 days of the date the vacations are finalized and to City of Dayton standards.
3. Establish an easement for the existing 6-inch water main and the 8-inch sanitary sewer. The easement boundaries need to be 10-feet west of the water main and 10-feet east of the sanitary sewer.
4. Establish a 10-ft., centered easement for the existing gas main within Pease Avenue. Field verify the exact location of underground facility.

Ms. Beverly Pendergast	Yes	Mr. Paul Bradley	Absent
Mr. Richard Wright	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Mr. Greg Scott	Yes
Mr. Jeff Payne	Abstained		

Mr. Payne abstained because he is an officer with Gem City Hilltop which has an option to purchase the Linden Center.

Minutes approved by the City Plan Board on June 11, 2019.

Ann Schenking, Secretary  
City Plan Board



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### Summary Minute Record May 14, 2019

**2. PLN2019-00189 – Public Way Vacations – (1) First Alley South of Home Avenue from the Alley West of Paul Laurence Dunbar Street to Kearney Avenue, (2) Second Alley South of Home Avenue from the Alley West of Paul Laurence Dunbar Street to Kearney Avenue, and (3) Alley West of Paul Laurence Dunbar Street from the First Alley South of Home Avenue to Boyer Street**

Applicant: Rev. Xavier L. Johnson, Pastor  
Bethel Missionary Baptist Church  
401 S. Paul Laurence Dunbar Street  
Dayton, OH 45402

Priority Land Use Board: West

Neighborhood Planning District: MacFarlane

Decision: Established Conditions

#### Staff Comments

Abigail Free presented the staff report and the proposed conditions. She said that with the proposed conditions, staff believes the determinations and findings can be made as outlined in the staff report. These three alleys no longer function as public right-of-way. Two are already incorporated into the church parking lot and vehicular access and the last is quite narrow and leads only to the parking area.

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the case.

#### Board Action

A motion was made by Mr. Payne, seconded by Mr. Wright and carried to find that the vacations proposed in Case PLN2019-00189 met the criteria cited in R.C.G.O. Section 150.445(B) as outlined in the staff report. The Plan Board also established the following conditions for the vacations:

1. The area shall be marked in a manner acceptable to the Division of Civil Engineering to indicate that it is not public right-of-way.
2. The alley mouth at Boyer Street shall be removed and replaced with curb and walk, or a driveway shall be constructed. All work shall be completed within 90 days of the date the vacations are finalized and to City of Dayton standards.
3. DP&L and AT&T request a 10-ft. wide easement, centered on the existing aerial facilities running through the north/south alley and both alleys running east/west.

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

Minutes approved by the City Plan Board on June 11, 2019.

Ann Schenking, Secretary  
City Plan Board



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## City Plan Board

### Summary Minute Record May 14, 2019

#### 3. PLN2019-00195 – Public Way Vacation – Second Alley East of Corwin Street from Xenia Avenue to Noel Court

Applicant: Ms. Leslie Sheward, President  
Twin Towers Neighborhood Association  
428 Clover Street  
Dayton, OH 45410

Priority Land Use Board: Southeast

Neighborhood Planning District: Twin Towers

Decision: Established Conditions

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#### Staff Comments

Abigail Free presented the staff report and the proposed conditions. She said that with the proposed conditions, staff believes the determinations and findings can be made as outlined in the staff report. The vacation will allow the alley to be blocked off in hopes to deter drug activity.

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the case.

#### Board Action

A motion was made by Mr. Payne, seconded by Ms. Pendergast and carried to find that the vacation proposed in Case PLN2019-00195 met the criteria cited in R.C.G.O. Section 150.445(B) as outlined in the staff report. The Plan Board also established the following conditions for the vacation:

1. The area shall be marked in a manner acceptable to the Division of Civil Engineering to indicate that it is not public right-of-way.
2. The alley mouth at Xenia Avenue shall be removed and replaced with curb and walk, or a driveway shall be constructed. All work shall be completed within 90 days of the date the vacation is finalized and to City of Dayton standards.

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

Minutes approved by the City Plan Board on June 11, 2019.

Ann Schenking, Secretary  
City Plan Board



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## City Plan Board

### Summary Minute Record May 14, 2019

#### 4. PLN2019-00151 – Record Plan – 3619 East Third Street Plat

Applicant: Mr. Charles Halsey  
Admiral Engineering and Surveying  
14 West First Street  
Dayton, OH 45402

Priority Land Use Board: Northeast Neighborhood: Wright View

Decision: Approved with Conditions

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. This is a consolidation of two city lots into one lot.

#### Public Comments

None.

#### Board Discussion

None.

#### Board Action

A motion was made by Mr. Sauer, seconded by Ms. Pegues and carried to approve Case PLN2019-00151 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.

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

Minutes approved by the City Plan Board on June 11, 2019.

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### Summary Minute Record May 14, 2019

#### 5. PLN2019-00196 – Record Plan – Dayton Airport – Lightner Road Subdivision - A

Applicant: Mr. Mike Cross  
City of Dayton, Department of Aviation  
3600 Terminal Drive  
Vandalia, OH 45377

Priority Land Use Board: Not Applicable  
Neighborhood Planning District: Airport

Decision: Approved with Conditions

#### Staff Comments

Abigail Free presented the staff report and recommended conditions. This is a consolidation of three lots and one part lot into one lot.

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the case.

#### Board Action

A motion was made by Ms. Pendergast, seconded by Mr. Wright and carried to approve Case PLN2019-00196 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.

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

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Ann Schenking, Secretary  
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### Summary Minute Record May 14, 2019

#### 6. PLN2019-00200 – Record Plan – Bethel Missionary Baptist Church

Applicant: Mr. Luis Riancho  
Luis G. Riancho & Associates  
140 West Wenger Road  
Englewood, OH 45322

Priority Land Use Board: West

Neighborhood Planning District: MacFarlane

Decision: Approved with Conditions

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. This is a consolidation of many city lots, two vacated alleys and vacated Hunter Avenue into one lot.

#### Public Comments

None.

#### Board Discussion

None.

#### Board Action

A motion was made by Mr. Wright, seconded by Mr. Payne and carried to approve Case PLN2019-00200 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 the approved ordinance and dates once the alleys are vacated.
5. DP&L and AT&T request a 10-ft. wide easement, centered on the existing aerial facilities running through the north/south alley and both alleys running east/west.

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

Minutes approved by the City Plan Board on June 11, 2019.

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## City Plan Board

### Summary Minute Record May 14, 2019

#### 7. PLN2019-0000218 – Work Session – West Dayton Neighborhood Vision

Applicant: Mr. Tony Kroeger,  
City of Dayton  
101 West Third Street  
Dayton, OH 45402

Priority Land Use Board: West

Neighborhood Planning District: Various

Decision: None; Work Session

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#### Staff Comments

Tony Kroeger presented the staff report. He said this was a work session for the West Dayton Neighborhood Vision. 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 March 2019 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.

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

- West Dayton Development Framework
- West Dayton Corridor Plan
- Dayton Riverfront Master Plan
- Carillon/Edgemont Neighborhood Plan
- Choice Neighborhoods Plan (Greater Miami Chapel)

Through this plan, a number of common themes emerged, such as connectivity, corridors, open space, and placemaking. Key geographic focus areas include: the West Third Street Corridor (including Wright Dunbar, the Wright Factory Site, Westtown and the VA area); the Germantown Corridor and Choice Neighborhood implementation components; and various existing, emerging, and future parkways, trails, and parks.

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the plan and made the following comments:

- Fear for safety of children crossing US35 to get to new West Dayton Metro Library.
- Area continues to lose residential population; how do we attract the middle class back to the community – households with enough income to support the amenities the plan recommends?
- Housing appears to be a second tier in the plan; housing needs to be a catalyst.
- What kind of housing will seed the market?



- Are the renderings on page 16 labeled correctly as to the streets they depict?
- How will all the “City Should” recommendations in the report be funded?
- If some "Shoulds" are underway, note that in the report with an asterisk or a rewording of the item, or an insert page that lists the “Shoulds” underway.
- Where is DPS in this and what is their role? School quality drives location decisions of families.
- Where is mention of job skills training?
- The historic background needs to be revised. For example on page 5 under “Connectivity,” West Dayton has been likely losing population for more than 20 years and the text should reflect how long-term these trends are.
- Agreement that West Dayton has much more than enough low-income and subsidized housing including LIHTC; the need is for market rate housing.
- Once plan is agreed upon; city needs a mechanism/clearinghouse/sign-off that ensures that all of its investments/projects/action are supportive of the plan.

**Board Action**

None; work session

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