



City of Dayton

City Plan Board

Summary Minute Record June 9, 2020

1. PLN2020-00172 – Extend Expiration Date of CitiPlan to December 31, 2022

Applicant: Ms. Ann Schenking, Plan Board Secretary
Department of Planning and Community Development
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: Not Applicable Planning District: Not Applicable
Decision: Extended Expiration Date; City Commission to be Notified

Staff Comments

Ann Schenking presented the staff report. *CitiPlan Dayton: The 20/20 Vision* is the City of Dayton's combined future land use plan and comprehensive plan. As such it serves as one of the legal foundations for our Zoning Code and other plans and policies. The plan is in effect until December 31, 2020 unless extended by the Plan Board.

Due to COVID-19 and associated issues, an updated comprehensive plan and future land use plan will not be completed and ready for adoption by the end of this year. Staff is requesting that the Plan Board extend the expiration date of CitiPlan until an updated comprehensive plan and future land use plan are adopted. This will maintain the legal foundation it provides for our Zoning Code and other plans and policies.

The updated comprehensive plan will be a component plan. Components already completed include the West Dayton Neighborhoods Vision Plan (adopted by Plan Board and City Commission in 2019) and the Northwest Dayton Neighborhoods Vision Plan (adopted by Plan Board last month and to be adopted by City Commission this summer). During the next two years, similar vision plans will be completed for the northeast and southeast quadrants of the city. Preliminary work has begun on an updated future land use plan component; that work should be completed in 2021.

Authority to extend CitiPlan was granted to the Plan Board in Resolution 5000-99 which states in Section 3: "Said Plan shall be in effect until December 31, 2020 unless extended by an affirmative action of the City Plan Board and notification to the City Commission."

Public Comments

None.

Board Discussion

The Plan Board discussed the case. Mr. Scott recommended extending the plan to a specific date – December 31, 2022. Staff said this would not pose a problem. Mr. Sauer asked how differences would be resolved between CitiPlan and the new components of the updated comprehensive plan as they are adopted. Ms. Schenking said staff and the Plan Board would resolve them.

Board Action

In accordance with the authority granted to the Plan Board in Resolution 5000-99, Section 3, a motion was made by Mr. Payne, seconded by Ms. Pegues and carried to extend the December 31, 2020 expiration date of CitiPlan Dayton: The 20/20 Vision to December 31, 2022. The extension will allow time for an updated/replacement comprehensive plan and future land use plan to be adopted. The City Commission will be notified of the plan's extension.

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

Minutes approved by the City Plan Board on July 14, 2020.

Ann Schenking, Secretary
City Plan Board



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2. PLN2020-00185 – Work Session -- Proposed Planned Development at 5180 Frederick Pike

Applicant: Mr. Brian Weaver
Alt Architecture
2440 Dayton-Xenia Road, Suite B
Beavercreek, OH 45434

Priority Land Use Board: Northeast Planning District: Northridge Estates

Decision: None; Work Session

Staff Comments

Tony Kroeger introduced the work session topic -- a proposed landscape recycling and storage use at 5180 Frederick Pike. The site is 76 acres. It is currently zoned SR-1 (suburban single-family). He said the purpose of this work session is to introduce the Plan Board to a prospective Planned Development request. Clearly, the proposed use is a significant deviation from the underlying zoning, suburban single-family residential. However, the applicant believes that the proposed land use can be compatible. To do so would require a zoning change to an industrial district, significant screening and setbacks, as well as thoughtful performance standards. After the work session, if the development goes forward, it would be brought to the Northeast Land Use Board, and then back to Plan Board for formal application.

Staff submits the following items that may require discussion:

- What will be the traffic impact of the proposed land use, and would it require any right-of-way improvements?
- Is the proposed 50-foot buffer sufficient? What will it look like?
- What will the buildings look like?
- What will the noise impact be?
- What materials are being stored and recycled here?
- What will the Frederick Pike frontage look like: signage, landscaping, etc.?
- What are the proposed hours of operation?
- What is the lighting plan?
- How will the site be secured? (Fence, gates, etc.)
- Proposed or potential impact on grading, storm water?

Public Comments

The applicants, Brian Weaver, Alt Architecture, 2440 Dayton-Xenia Road, Suite B, Beavercreek, OH, Andrew Casey, 3125 Stop 8 Road, Dayton, OH, and Steve Butler, Community Civil Engineers, 2440 Dayton-Xenia Road, Suite B, Beavercreek, OH, described the proposal and answered questions from the Plan Board.

The site would be used to process mulch and topsoil. Concrete would be crushed for resale. Machines used would be state of the art and quiet. Part of the site would be used for a complementary use; nine storage buildings are proposed. No composting would be done at the site. A final site plan that also shows the site's final grade has not been completed. Mr. Casey hasn't operated a business like this himself but he would hire experienced operators.

Board Discussion

The Plan Board discussed the proposal. Among the questions raised/comments made were the following:

- Proposed use appears to be totally out of balance with surrounding uses; by and large surrounding uses are residential in nature
- More information is needed about the proposal including answers to the questions staff posed in the staff report
- Would this be spot zoning or would this use be considered an extension of the BP Business Park zoning to the west of the site?
- While Mr. Casey has spoken with four adjacent property owners who said they were supportive, more residents need to be brought into the conversation, including those across Fredrick Pike
- Would allowing this use be a good planning decision for the city?

Mr. Kinskey said that staff needs a much better understanding of the grading plan and how that impacts the location of uses on the site and the landscape buffers; this will be super important for staff when evaluating the proposal.

Near the conclusion of the discussion, Mr. Weaver asked if the Plan Board would indicate whether it would/could support the proposal. Mr. Scott said he did not think it appropriate to give such an indication; the comments made at the work session could be used by the applicants. No such indication was given by the Plan Board.

Board Action

None; work session.

Minutes approved by the City Plan Board on July 14, 2020.

Ann Schenking, Secretary
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3. PLN2020-00029 – Work Session – Pineview Neighborhood Plan 2020

Applicant: Ms. Caitlin Jacob
CityWide Development Corp.
8 North Main Street
Dayton, OH 45402

Priority Land Use Board: West

Planning District: Pineview

Decision: None; Work Session

Mr. Bradley recused himself for this case; he is married to the applicant.

Staff Comments

Ann Schenking introduced the work session and said this was an opportunity for the Plan Board to comment on the plan before it is brought back to the Plan Board for adoption.

Public Comments

The applicant, Caitlin Jacob, CityWide Development Corp., 8 North Main Street, Dayton, OH, summarized the plan, reviewed the plan's vision statement, planning process, goals and initiatives.

Pineview is a small residential neighborhood in West Dayton, located just off US-35, which was developed during the 1950s by a group of African-American families who were unable to purchase housing in other middle-income neighborhoods due to racially discriminatory housing practices.

Today, Pineview is still a primarily residential neighborhood with a strong emphasis on homeownership. Many of the more than 400 single-family homes within the neighborhood are located on the highest ground in West Dayton with beautiful views of downtown. It is also surrounded by large institutional campuses that draw visitors, clients, and employees from around the region; these include the Dayton Job Corps and the Dayton VA Medical Center, which is the largest employer in West Dayton.

The residents of Pineview have been partnering with CityWide Development on neighborhood projects and planning since 2016 through a HUD Choice Neighborhood Planning Grant that focused on the revitalization of five neighborhoods in southwest Dayton.

This partnership led to successful clean-up and restoration of Lakeside Lake which borders the Pineview neighborhood and is directly across the street from the Dayton VA Medical Center. The spring-fed, 10-acre lake was once part of Lakeside Amusement Park, which opened in 1890 and was an attraction for visitors to the Dayton Soldiers Home (now VA Medical Center). The amusement park was annexed to the City of Dayton in 1930 and closed in 1967. Many Dayton residents have fond memories of visits to the lake, which offered fishing, boating, and a beautiful vista before it was overtaken by honeysuckle and other invasive plants that made it a less attractive destination.

In 2016, after six months of community organizing and relationship-building work with CityWide, residents made it clear that the restoration of the lake was a top priority that would need to be a central component of any community development effort in the neighborhood. They began to organize regular clean-up events at the lake, picking up trash and clearing out brush. Their efforts attracted the attention of a range of partners, including the Dayton Regional Labor Council, and the Ohio AFL-CIO, which selected the lake restoration as their annual Union Sportsmen's Alliance project. The result was a restored vista to the lake, the installation of a new fishing pier, iron benches, flower beds, signage, and parking lot and a

renewed sense of engagement in the neighborhood. As Lakeside Lake has once again become an attractive recreation destination, it has led to additional investment and interest in the neighborhood and become the foundation for a new, energetic community vision.

In the fall of 2019, resident leadership sat down with CityWide for intensive visioning sessions held on September 10, 2019, October 8, 2019, and November 12, 2019. The sessions resulted in a vision statement for Pineview and this plan. The vision statement contained in the plan is to “Create a thriving, beautiful and friendly community that promotes safety, preserves history, and values family for residents today and in the future.” Neighborhood priorities were identified, long-term strategies developed to strengthen and grow the neighborhood, and opportunities for additional placemaking were prioritized. Goals identified by residents focused around the following:

- Strengthening boundaries through placemaking and beautification;
- Supporting and growing home ownership and stable, long-term residency in the neighborhood;
- Building resident capacity; and
- Supporting recreational assets.

Pineview resident, Herbert Burton, 627 Ernroe Drive, Dayton, OH, spoke in support of the plan. He said it was a pleasure working with CityWide staff to develop the plan.

Board Discussion

The Plan Board discussed the plan. Mr. Scott and Mr. Payne said an excellent job was done on the plan. Mr. Payne said it was important to look at ways to support home ownership in this solid neighborhood. Mr. Sauer suggested that the plan speak to the Germantown and Gettysburg intersection. Ms. Jacob said it was discussed in the planning process; she will add a piece to the plan about the intersection.

Board Action

None; work session.

Minutes approved by the City Plan Board on July 14, 2020.

Ann Schenking, Secretary
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