



City of Dayton

City Plan Board

Minute Record Overview

June 14, 2022

4:30 P.M.

Planning Resource Conference Room, City Hall
101 W. Third Street, Dayton, Ohio

Members Present: Mr. William Allen, Dr. Julius Beckham, Ms. Rosie Miller, Ms. Geraldine Pegues, Mr. Matt Sauer, Ms. Ann Schenking, Mr. Greg Scott

Members Absent: NA

Mr. Scott called the meeting to order at 4:30 P.M. A motion was made by Ms. Schenking, seconded by Dr. Beckham (abstentions from Ms. Pegues and Mr. Sauer) to approve the minutes of the May 10, 2022, meeting.

1. PLN2022-00196 – Vacation of Right of Way Located at 872 Valley Street

Applicant: Champlin Architecture c/o Chris Sample
10 S Patterson Blvd
DAYTON, OH 45402

Priority Land Use Board: Northeast Land Use Board Planning District: Old North Dayton

Decision: Approved as submitted

2. PLN2022-00197 – Subdivision Record Plan Located at 3265 Logistics Ln

Applicant: Northpoint Development c/o Brett Sroka
4805 Montgomery Road, Suite 310
Cincinnati, OH 45212

Priority Land Use Board: NA

Planning District:

Decision: Approved with Conditions

3. PLN2022-00198 – Subdivision Record Plan Located at 1417 Pinecrest Dr

Applicant: Luis Riancho & Associates
140 W Wenger Road
Englewood, OH 45322

Priority Land Use Board: Northeast Land Use Board Planning District: DeWeese

Decision: Approved with Conditions

4. PLN2022-00199 – Subdivision Record Plan Located at 6117 Riva Ridge Dr

Applicant: EAM Geodata Solutions c/o Eric Moody
40 Pulaski Street
DAYTON, OH 45402

Priority Land Use Board: Northeast Land Use Board Planning District: Northridge Estates

Decision: Approved with Conditions

5. PLN2022-00200 – Subdivision Record Plan Located at 501 Brown St

Applicant: Jerilyn Ernst
501 Brown Street
DAYTON, OH 45402

Priority Land Use Board: Greater Downtown Land Use Board Planning District: South Park

Decision: Approved with Conditions

6. PLN2022-00124 – Honorary Street Designation of Dayton View Park as “Liberation Park”

Applicant: Kenya Baker
95 Bennington Drive
DAYTON, OH 45405

Priority Land Use Board: North Central Land Use Board Planning District: Southern Dayton View
Decision: Approved

7. PLN2022-00145 – Area Wide Rezoning Located at the Southern Portion of the 1700 and 1800 Block of E. Fifth Street and 1735 – 1737 E. Fifth Street

Applicant: City of Dayton c/o Todd Kinskey
101 W Third St
Dayton, OH 45402

Priority Land Use Board: Northeast Land Use Board Planning District: Historic Inner East
Decision: Approve

8. PLN2022-00205 – Work Session to Discuss a Proposed General and Final Development Plan at 2222 Philadelphia Dr.

Applicant: YMCA of Greater Dayton
c/o Dale Brunner
110 N. Main St
Dayon, Ohio 45402

Priority Land Use Board: North Central Land Use Board Planning District: Fairview
Decision: No Action Required

The Board discussed edits to the Plan Board Bylaws with direction for the Plan Board Secretary to provide a final draft for review next month.

The Plan Board meeting was adjourned at 6:10 P.M.

Minutes approved by the City Plan Board on August 9, 2022

Susan Vincent, Secretary
City Plan Board



City of Dayton

City Plan Board

Summary Minute Record June 14, 2022

1. PLN2022-00196 – ROW Vacation – Alley east of 800 block of Valley Street

Applicant: Champlin Architecture c/o Chris Sample
Priority Land Use Board: Northeast Planning District: Old North Dayton
Decision: Approved as Submitted

Staff Comments

Abigail Free presented the staff report and recommended conditions. This case is a request to vacate approximately 627-ft of the 16-ft wide alley southeast of the 800 block of Valley Street at the acute intersection of Brandt Street. The subject alley lies at the northern boundary of Dayton Children's Hospital. The vacation stops at Parcel R72 05108 0007, the American Czechoslovakian Club at 922 Valley Street.

Ms. Free showed maps and photos of the alley proposed for vacation. The alley has been absorbed into a parking lot. A portion of the alley will remain for access to the American Czechoslovakian Club. There are no utilities within the alley and once the lots are consolidated with the alley, access will be off Valley Street. Staff recommended approval as submitted.

Public Comments

Joseph Lawrence, Vice President of the American Czechoslovakian Club, has no problem with the proposed vacation based on the maps and description presented. He is happy that the portion of alley to remain will allow for the Club to access their parking area at the rear.

Board Discussion

No discussion.

Board Action

A motion was made by Ms. Schenking seconded by Dr. Beckham and carried to approve Case PLN2022-00196 as submitted.

| | | | |
|----------------------|-----|-------------------|-----|
| Mr. William Allen | Yes | Mr. Matt Sauer | Yes |
| Dr. Julius Beckham | Yes | Ms. Ann Schenking | Yes |
| Ms. Rosalyn Miller | Yes | Mr. Greg Scott | Yes |
| Ms. Geraldine Pegues | Yes | | |

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Tony Kroeger acting for Susan Vincent, Secretary on June 14, 2022
City Plan Board



City of Dayton

City Plan Board

Summary Minute Record

June 14, 2022

2. PLN2022-00197 – Record Plan – Northpoint

Applicant: Northpoint Development c/o Brett Sroka

Priority Land Use Board: n/a

Planning District: Airport

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will extinguish an existing drainage and detention easement and establish a new drainage and detention easement. Montgomery County Engineers recommended a record plan at the appropriate action to extinguishment. There is no proposed change in lot configuration.

Public Comments

None.

Board Discussion

No discussion.

Board Action

A motion was made by Mr. Sauer seconded by Dr. Beckham and carried to approve Case PLN2022-00197 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 AES, CenterPoint, City of Dayton Water, etc.

| | | | |
|----------------------|-----|-------------------|-----|
| Mr. William Allen | Yes | Mr. Matt Sauer | Yes |
| Dr. Julius Beckham | Yes | Ms. Ann Schenking | Yes |
| Ms. Rosalyn Miller | Yes | Mr. Greg Scott | Yes |
| Ms. Geraldine Pegues | Yes | | |

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City Plan Board



City of Dayton

City Plan Board

Summary Minute Record

June 14, 2022

3. PLN2022-00198 – Record Plan – Fieldstone-A

Applicant: Luis Riancho & Associates

Priority Land Use Board: Northeast Planning District: DeWeese

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the SR-2 Suburban Single-family residential district.

Public Comments

None.

Board Discussion

No discussion.

Board Action

A motion was made by Mr. Allen seconded by Ms. Peues and carried to approve Case PLN2022-00198 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 AES, CenterPoint, City of Dayton Water, etc.

| | | | |
|----------------------|-----|-------------------|-----|
| Mr. William Allen | Yes | Mr. Matt Sauer | Yes |
| Dr. Julius Beckham | Yes | Ms. Ann Schenking | Yes |
| Ms. Rosalyn Miller | Yes | Mr. Greg Scott | Yes |
| Ms. Geraldine Pegues | Yes | | |

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City Plan Board

Summary Minute Record

June 14, 2022

4. PLN2022-00199 – Record Plan – Casinger Acres

Applicant: EAM Geodata Solutions

Priority Land Use Board: Northeast Planning District: Northridge Estates

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the SR-2 Suburban Single-family residential district.

Public Comments

None.

Board Discussion

No discussion.

Board Action

A motion was made by Ms. Pegues seconded by Ms. Miller and carried to approve Case PLN2022-00199 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 AES, CenterPoint, City of Dayton Water, etc.

| | | | |
|----------------------|-----|-------------------|-----|
| Mr. William Allen | Yes | Mr. Matt Sauer | Yes |
| Dr. Julius Beckham | Yes | Ms. Ann Schenking | Yes |
| Ms. Rosalyn Miller | Yes | Mr. Greg Scott | Yes |
| Ms. Geraldine Pegues | Yes | | |

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City Plan Board



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City Plan Board

Summary Minute Record

June 14, 2022

5. PLN2022-00200 – Record Plan – Ernst

Applicant: EAM Geodata Solutions

Priority Land Use Board: Downtown Planning District: South Park

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the MR-5 Mature Single-family residential district.

Public Comments

None.

Board Discussion

No discussion.

Board Action

A motion was made by Ms. Schenking seconded by Mr. Beckham and carried to approve Case PLN2022-00200 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 AES, CenterPoint, City of Dayton Water, etc.

| | | | |
|----------------------|-----|-------------------|-----|
| Mr. William Allen | Yes | Mr. Matt Sauer | Yes |
| Dr. Julius Beckham | Yes | Ms. Ann Schenking | Yes |
| Ms. Rosalyn Miller | Yes | Mr. Greg Scott | Yes |
| Ms. Geraldine Pegues | Yes | | |

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City Plan Board

Summary Minute Record June 14, 2022

6. PLN2022-00171– Honorary Designation – Liberation Park

Applicant: Kenya Baker

Land Use Board: North Central

Decision: Approved

Planning District: Southern Dayton View

Staff Comments

Keeghan White presented the staff report. The Honorary Designation will establish Dayton View Park as “Liberation Park.” The official name of Dayton View Park will remain. It is proposed to be a two-year honorary designation.

Over the course of the last four to five years, Dayton View Park has served as a place for the people of West Dayton to celebrate and gather as a community.

It has been the location of Juneteenth celebrations, African Liberation Day celebrations, and various other community events over the years and has been referred to as Liberation Park by those who utilize the park.

The applicant has brought forward this application after a year of canvassing the neighbors and citizens of Dayton View surrounding the park and believes that the name change will be a catalyst for positive liberation movement in the Black community.

Staff believes that the application meets the rules and guidelines set forth in Resolution Number 5014-99, and **recommends approval.**

According to the resolution, honorary designations shall meet the following criteria:

- a. The designation shall be confined to the right-of-way within the vicinity of the home, business, or location associated with the person(s) or event.

The designation is confined to Dayton View Park which has been the location of Juneteenth celebrations, African Liberation Day celebrations, and various other community events over the years. It is a logical location for the designation due to the demographics of the vicinity and the historic role of the park as a gathering place for those in the community.

- b. The designation shall not be an Arterial as listed on the Official Thoroughfare Plan.

Dayton View Park is not an arterial and has been determined by the Department of Public Works to be appropriate for an honorary designation.

- c. There shall be only one honorary designation per facility or right-of-way.

There is no current designation for Dayton View Park.

- d. An important community event, organization or well-known person(s) is a person or entity who has made a sustained contribution, over a long period of time, above and beyond the call of duty and demonstrated leadership relating to governance, human relations and development, or neighborhood development.
- A person(s) who has made specific and sustained contributions to an organization located in or in proximity to the facility.
 - An event that recognized statewide or nationwide

Dayton View Park has served as a place of community gathering and celebration for Juneteenth and African Liberation Day for the people of West Dayton. It is part of a larger effort of empowerment and community building.

- e. The important community event, organization, or well-known person(s) shall be directly related to the public facility or the public right-of way, i.e. lived, worked, went to school, etc. at the location specified. Only one honorary designation shall be permitted for each person(s) or community event. Preference shall be given to intersections and other limited locations.

The role of Dayton View Park as a gathering space for the community makes it a natural fit for an honorary designation recognizing the social significance of liberation and empowerment.

Mr. White received 49 petitions in support of the honorary designation and there were no objections from Police, Fire, or Public Works.

The North Central Priority Land Use Board recommended approval of the honorary designation unanimously on June 13th, 2022.

Public Comments

Kenya Baker, Applicant, discussed that the purpose of the designation is to create a place where people can identify and recognize the power of the people who live in West Dayton as well as establishing a physical location where people can identify liberation physically, mentally, and spiritually.

Board Discussion

None

Board Action

A motion was made by Ms. Miller and seconded by Ms. Pegues and carried to recommend approval of the proposal to give a two-year honorary designation of "Liberation Park" because the proposal meets the requirements outlined in City Commission Resolution 5014-99.

| | | | |
|----------------------|-----|-------------------|-----|
| Mr. William Allen | Yes | Mr. Matt Sauer | Yes |
| Dr. Julius Beckham | Yes | Ms. Ann Schenking | Yes |
| Ms. Rosalyn Miller | Yes | Mr. Greg Scott | Yes |
| Ms. Geraldine Pegues | Yes | | |

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City Plan Board

Summary Minute Record

June 14, 2022

7. PLN2022-00145 – Area Wide Rezoning Located at the Southern Portion of the 1700 and 1800 Block of E. Fifth Street and 1735 – 1737 E. Fifth Street

Applicant: City of Dayton c/o Todd Kinskey

Priority Land Use Board: Northeast Planning District: Historic Inner East

Decision: Approved

Staff Comments

Jeff Green presented the staff report and recommended conditions. This case is an area wide rezoning request to rezone the southern portion of the 1700 and 1800 block of E Fifth Street in addition to 1735-1737 E Fifth St, Dayton OH 45403 from MR-5 (Mature Residential) to MNC (Mature Neighborhood Commercial).

Mr. Green showed maps and indicated the exact boundaries of the subject area proposed to be rezoned and stated that should the rezoning be approved; it would create a continuous band of MNC zoned properties. Mr. Green further noted that the surrounding area has had changing conditions which are more commercial in nature and that the MNC Zoning District is suitable for this area. Mr. Green stated that staff believes the proposal to be appropriate and would recommend approval of the request.

Public Comments

The Northeast Priority Land Use Committee voted unanimously to recommend approval of the zoning map amendment.

Staff has received the following comments:

- Kim Pollard – Pro Speed Door Jamb – Supportive of request
- Fred Burkhardt – Geneva Investment Group – Supportive of request

Board Discussion

Ms. Schenking stated that she believes the request to make sense. Mr. Scott noted that the corridor has historically been commercial in nature. The board discussed the subject area in relation to the request.

Board Action

A motion was made by Dr. Beckham seconded by Ms. Pegues and carried to recommend to the City Commission that Case PLN2022-00145 be approved.

| | | | |
|----------------------|-----|-------------------|-----|
| Mr. William Allen | Yes | Mr. Matt Sauer | Yes |
| Dr. Julius Beckham | Yes | Ms. Ann Schenking | Yes |
| Ms. Rosalyn Miller | Yes | Mr. Greg Scott | Yes |
| Ms. Geraldine Pegues | Yes | | |

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City Plan Board



City of Dayton

City Plan Board

Summary Minute Record June 14, 2022

8. PLN2022-00205 – Work Session

Applicant: YMCA of Greater Dayton c/o Dale Brunner
Priority Land Use Board: North Central Planning District/Historic District: Fairview
Decision: N/A

Staff Comments

Keeghan White presented the case, A Work Session seeking City Plan Board input on a proposed general development plan at 2222 Philadelphia Drive. The site is 13.54 acres. It is currently zoned CI (Campus Institutional), within the Fairview Planning District. The applicant is requesting approval of the first phase of a general development plan which will include the development of a YMCA building and accessory parking lot.

Mr. White described the proposal and noted that as this is a work session, no board action is necessary.

Applicant Comments

Eloise Bruner, a Premier executive and Chair of PhoenixNext Board presented on the history of The Phoenix Project as well as PhoenixNext. She also discussed the priority outcomes from PhoenixNext as well as the other outcomes that will benefit the community.

Jamie Greene from Planning NEXT presented on the background for how the project was designed and design process overall which included the Phoenix Next Vision Re-Use and Investment report. The overall vision for the 13-acre site was shared which will be developed over a series of phases. Phase 1 is the development of the YMCA facility and parking lot. It was noted that future development may utilize the existing parking garage on site. The site concept was shared with explanations as to why the YMCA was not proposed to be located along Salem Avenue.

Mr. Sauer asked staff for context regarding the status of this presentation and any future meeting.

Mr. Kroeger stated that this is a work session as a prelude to a general development plan. The work session is meant to show Plan Board context.

Mr. Scott opined that it appears as if what Plan Board is seeing is a complete application and that there should be more back and forth. It was also highlighted that in the packet, there are a number of Zoning Code deficiencies from Mr. Daugherty and from a work session standpoint those need to be addressed at some point.

Ms. Schenking pointed out that when she worked in the Planning Department, she staffed the Phoenix Project and PhoenixNext Boards but left before this project came about. It appears as if the services and amenities offered fit within the vision. The question was asked if the proposed linear park would be within the fence.

Mr. Greene responded that it would be in the public.

Ms. Pegues asked about landscaping and trees along the Benson side of the property.

Mr. Greene responded that there are existing trees and more trees would be planted.

Ms. Schenking highlighted that the rendering shows more trees than the site plan.

Mr. Allen stated that he understands that Plan Board is viewing the site after all stages have been completed but the pavilions being located along Salem Avenue could be dangerous due to speeding drivers, especially if they are to be family oriented.

Dale Brunner from the YMCA of Greater Dayton discussed the reasoning as to why the YMCA is on the project and how it is beneficial. It was discussed that each of the past 6 YMCA's have been built to include what the community asks for, noting that they took input in the form of 500 surveys. It was mentioned that while the linear park is important, it is not the focus of the work session today, the first phase is.

Mr. Scott emphasized that his other comments for the overall site plan do not mean that he does not think that this is vital for the area.

Mr. Brunner stated that the project is going to be around \$17,000,000 to build and they he is on a deadline of August 24th to close on new market tax credits. As such he is on a deadline and how to close this and get it done for the community.

Mr. Allen asked whether Mr. Brunner sees any overlap of services between the proposed YMCA and Princeton Rec Center.

Mr. Brunner stated that when the project started he called Shelley Dickstein to make sure that he was not stepping on any toes.

Ms. Schenking asked Mr. Brunner to explain what he needs to have happen by the August deadline.

Mr. Brunner answered that is the deadline to close on the entire project.

Jeff King from Ferguson Construction made himself available for questions from Plan Board.

Mr. Sauer asked how much surface parking could be eliminated if the garage was utilized.

Mr. Brunner responded that there is no surface parking in the garage and if he wants families with small children to come to the YMCA, he has to have surface parking where they could see the entrance. Every YMCA is built in this manner and is successful.

Mr. Sauer stated that he would challenge how much parking is necessary on the site plan given that there is almost a 1:1 ratio between the parking lot and building.

Mr. Brunner responded that he met with every partner and asked how many spaces are needed which is how the parking was calculated.

Mr. Sauer responded that the challenge for the Board is that this is a giant site and they are charged with looking at a little tiny piece of the site that they have to use to extrapolate a strategic vision from. He questioned whether he could approve of something like this given that he doesn't know if other uses will be utilizing the lot. He also pointed out that the design is extremely suburban and out of place. He asked if the building orientation could be shifted or if the parking could be reduced.

Mr. Brunner responded that he listed to PhoenixNext as far as where to place the building. If YMCA patrons used the garage it would not be safe for families or small children.

Mr. Sauer questioned Mr. Brunner as to whether any of the patrons would be taking the bus and or walking to the site.

Mr. Brunner stated that the design shown is what has always worked for the YMCA.

Mr. Scott asked the question of who decided the layout of the site and asked if there is a middle ground for the parking, location of the field, and building.

Ms. Broner stated that it was the PhoenixNext board that oriented the building taking into account future developments for the site and how to utilize the garage for future developments.

56:57

Board Action

No action from the board is required due to this item being a work session only.

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Tony Kroeger acting for Susan Vincent, Secretary on June 14, 2022
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