



City of Dayton

City Plan Board

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Summary Minute Record July 13, 2021

1. PLN2021-00245 – Establish an Honorary Designation for Stone Street (From South Jefferson Street to South Patterson Boulevard) as “Land of Funk Way.” The official name of Stone Street will remain. It is proposed to be a two-year honorary designation.

Applicant: Dr. Sharon Davis Gratto
Priority Land Use Board: Greater Downtown Planning District: Downtown
Decision: Approved

Staff Comments

Susan Vincent presented the staff report. She explained the intent for the designation is to honor the City of Dayton’s funk music history and to compliment and highlight the existing mural and artists featured within the paintings. There are no negative impacts expected due to establishing this honorary two-year designation. The Departments of Public Works, Fire, and Police stated no objections to the designation. The honorary designation is also supported by the Greater Downtown Land Use Board. The required number of abutting property owners submitted petitions in support of the designation.

Public Comments

Dr. Sharon Davis Gratto, 821 Beech Hill Rd, Dayton, Ohio 45419, spoke on behalf of the application. She explained the importance of Dayton’s funk history and the background behind the creation of the Land of Funk mural. She also shared information regarding the upcoming Funk Symposium and related events to be hosted by the University of Dayton in November 2021.

Mr. Scott asked if there was any information regarding the reopening of the Funk Museum. Dr. Davis shared that the museum lacks funding and has not been successful in identifying a new location.

Board Discussion

None

Board Action

A motion was made by Ms. Pegues, seconded by Mr. Sauer and carried to approve Case PLN2021-00245 to give a two-year honorary designation because the proposal meets the requirements outlined in City Commission Resolution 5014-99.

Ms. Rosalyn Miller	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 August 10, 2021.

Tony Kroeger, Secretary
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2. PLN2021-00281 – Establish an Honorary Designation for Auto Club Drive (From Perry Street to South Patterson Boulevard) as “Linda Kramer Way.” The official name of Auto Club Drive will remain. It is proposed to be a two-year honorary designation.

Applicant: Cheli Curran, Daybreak
Priority Land Use Board: Greater Downtown Planning District: Midtown
Decision: Approved

Staff Comments

Susan Vincent presented the staff report. She explained the intent for the designation is to honor Daybreak’s long time CEO, Linda Kramer, who retired after 23 years serving the organization. There are no negative impacts expected due to establishing this honorary two-year designation. The Departments of Public Works, Fire, and Police stated no objections to the designation. The honorary designation is also supported by the Greater Downtown Land Use Board. The required number of abutting property owners submitted petitions in support of the designation.

Public Comments

Cheli Curran, 605 S. Patterson, Dayton, Ohio, spoke on behalf of the application. She explained Linda Kramer’s impact on both the City of Dayton and Daybreak. The COVID-19 health crisis prevented the organization and community from recognizing Ms. Kramer’s contribution in the form of a party and so they are seeking an honorary designation to recognize her.

Board Discussion

None.

Board Action

A motion was made by Mr. Payne, seconded by Ms. Pegues and carried to approve Case PLN2021-00281 to give a two-year honorary designation because the proposal meets the requirements outlined in City Commission Resolution 5014-99.

Ms. Rosalyn Miller	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 August 10, 2021.

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3. PLN2021-00283 – Record Plan – Grip Group

Applicant: Midwest Properties

Priority Land Use Board: Northeast

Planning District: Old North Dayton

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan is will consolidate five (5) City and part lots into one (1) City lot. The lot meets the requirements of the I-1 Light Industrial district.

Public Comments

None

Board Discussion

Mr. Scott asked what is an occupation statement? Ms. Free believed it has to do with the signature block.

Board Action

A motion was made by Mr. Sauer seconded by Mr. Payne and carried to approve Case PLN2021-00283 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. 0.5001-acre part lot appears to be part of lot 76212, not 74110, please revise.
5. Add the lot line (with a land hook) across the front of the 2.644-acre lot. These are two different parcels/lots (R72 16701 0056 and 0057).
6. Add Janney Road ROW full width with dimensions and centerline.
7. The new lot(s) shall have a red outline.
8. Add an occupation statement.
9. Add the dedication and easement statement. See example provided.
10. Add a utilities easement for existing underground AT&T runs. Call OUPS to verify location.

Mr. Jeff Payne	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Absent	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		

Minutes approved by the City Plan Board on August 10, 2021.

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4. PLN2021-00285 – ROW Vacation – Carillon Historical Park (1000 Carillon Blvd)

Applicant: Coolidge Wall c/o Shannon Costello

Priority Land Use Board: Downtown Planning District: University Park

Decision: Approved as Submitted

Staff Comments

Abigail Free presented the staff report and recommended conditions. This case is a request to vacate Jackson Blvd (60' ROW), Milwaukee Ave (50' ROW), Windsor St (50' ROW), Leeland St (50' ROW), Florida Ave (50' ROW), St. Clair Ave (50' ROW), Island Park Ave (60' ROW), Boden St (50' ROW) and associated alleys within the grounds of Carillon Historical Park bounded by Patterson Blvd to the east, Carillon Blvd to the west, and the City of Dayton corporation line to the south. Carillon and Patterson Blvds intersect to the north. The rights-of-way lie within the OS Open Space district.

Public Comments

None

Board Discussion

None

Board Action

A motion was made by Mr. Payne seconded by Mr. Sauer and carried to approve Case PLN2021-00285 as submitted.

Mr. Jeff Payne	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Absent	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		

Minutes approved by the City Plan Board on August 10, 2021.

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5. PLN2021-00257 – General Development Plan – Homefull (807 S Gettysburg Avenue)

Applicant: LWC Inc c/o John Fabello

Priority Land Use Board: West

Planning District: Fairlane

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This case is a review of a General Development Plan for a Homefull campus at the corner of Gettysburg Avenue and State Route 35. The site is zoned CI Campus Institutional, thus requiring a General Development Plan for any new development. The campus will include a Housing, Food & Jobs Community building with a year-round market, open market, food hub, community room, clinic, pharmacy, and offices and 146 parking spaces. Also proposed on site are up to 216 housing units and 260 parking spaces in 9 multi-family apartment buildings.

The site has a total of 16-acres with frontage along S Gettysburg Avenue and abuts State Route 35 to the north. Two curb cuts are proposed, one new and one existing. Two principal uses are proposed, a retail market and multi-family housing.

The retail grocery will be Phase 1 and utilizes the front 4-acres of the site. It will have a 12,000-sf footprint and will house an indoor market, similar to the Gen City Market, a food hub, community room, clinic, and pharmacy. Also, the design includes an outdoor open market for vendors. 146 parking spaces are shown for the market use.

The multi-family housing is Phase 2 and uses the remaining 12-acres at the rear of the site. A range of 150 to 200 units are proposed. The housing may be market rate or affordable and will include 1, 2, and 3-bedroom units. a community building.

A site plan shows the proposed locations of the market and apartment buildings. A second floor is proposed for administrative offices for Homefull. A 1-acre space at the rear of the market building is a growing area for a community garden.

Ms. Free analyzed the proposed site plan, stating that the retail grocery will allow retail and accessory services for the community all in one place, the open market will allow for small business/ farms to add to the local economy, the market building is relatively close to the street, and there will likely be an increase in traffic and a new light/ signal may be necessary along Gettysburg Avenue.

As for the multi-family use, Ms. Free added that the buildings look suburban and not consistent with adjacent housing in materials and style, the preliminary layout is very vehicle oriented with a roundabout as the focal point, the community building may be too close to Gettysburg Avenue, and the proposed maximum density provided adequate open space. The West Land Use meeting showed residents were concerned with the increase in traffic. The General Development meets the standards set within the zoning code. Ms. Free and the West Land Use Board both recommend approval of the General Development Plan with the condition that Major Site Design Review be required for the multi-family residential use.

Public Comments

Tina Patterson, Homefull representative, 829 S Gettysburg Avenue, described Homefull as a non-profit organization for the last 33 years and focuses on homelessness. A few years ago they started looking at the root cause of homeless: poverty from lack of affordable housing, lack of livable wages, and food insecurity. The Family Living Center to the south with 34 units is adjacent and sparked the purchase of the subject property. The 16-acres of the subject property will focus on housing, food, and jobs as core issues. They are in negotiations for the partnerships, clinic pharmacy and master developer on site along with a housing market study.

They will be relocating 45 administrative employees, and will become Homefull headquarters. Additional jobs will be added for the retail, clinic, and pharmacy for around 100 jobs on site. They are much farther along on the market but still are working what the housing will look like. Mr. Payne clarified that this review is setting things in motion for the phase 1 market but everything else is yet to be decided. Ms. Patterson agreed, but they do know it will be housing and are interested in working with the surrounding neighborhoods for what it will look like. Mr. Kroeger added that there was discussion about whether they should show the whole buildout of the site and decided to show the Plan Board a vision for the sites' 16-acres.

Mr. Sauer asked about the connection across Gettysburg Avenue. A signal at Gettysburg can also create a stronger pedestrian connection. He also asked about parking on the street. (Parking is not permitted on Gettysburg Avenue). Ms. Patterson clarified that nothing is locked in; no construction drawings. The proposed plan represented what fits on the site.

Mr. Scott asked about the placement of the clubhouse and sees it making more sense to flip the layout of the grocery store with the loading docks up to State Route 35 and will not interfere with pedestrians and residents. Ms. Patterson added that after careful investigation, there is an incline on the north property line that is not suitable for trucks maneuverability.

John Fabelo, LWC, Inc, 434 E First Street, stated that they are at a schematic level for the market and at a preliminary concept level with the housing and are working with a developer. The previous developer recommended the housing entrance be to the north, but that has changed due to having new developer. They don't know exactly how it will look but they do want it to be a cohesive site with market and housing. The number of units has not been finalized as well as flexibility with parking. If a new light is located on Gettysburg, it will become the pedestrian crossing as well. They initially discussed the housing being gated to not encourage wandering people or vehicles. He also clarified that the driveway will be widened and shared.

Mr. Payne asked about what properties Homefull owns. Ms. Patterson clarified that they own six multi-family residential buildings to the south, but there is a drive that exits as the Shell gas station. They do not own the vacant McDonalds lot. They would like to make the existing drive one way in the future.

Mr. Sauer asked if there is any deadline approaching. Ms. Patterson added that they are finalizing the health partnerships with a possible pharmacy drive-thru component and a possible separate entrance for the clinic. Mr. Fabelo said there is not a set timeline but wants to break ground at the beginning of 2022. Ms. Pegues asked what they are approving since there are all these moving parts and uncertainty. Mr. Fabelo asked for the approval of the 4-acres as a market and the 12-acres as multi-family housing and want to be prudent how they use the land but also have some flexibility.

Mr. Scott said that the Board doesn't help design projects but does have to consider how the project functions with the surrounding area. He is concerned with the amount of open space for growing crops and outdoor vendor spaces and how they will be used in conjunction with the proposed market parking and

outbuildings. Mr. Scott recommended that the conditions for approval to require Major Site Design Review for both Phase 1 and 2 instead of just Phase 2 as staff recommended. Mr. Kroeger added that the conceptual land uses of the market and housing are what is to be approved at the current hearing.

Mr. Sauer sees a lack of pedestrian design and is concerned with the gate as discussed earlier. He also believes parking is excessive. Mr. Daugherty added that there is a 25-ft front setback requirement and the building should be closer to Gettysburg Avenue. Parking is allowed within the front setback. Ms. Free added that the Major Site Design Review would be subject to compliance with the zoning code and determinations by the Zoning Administrator. Mr. Payne proposed again that both phases need Major Site Design Review. Mr. Scott recommended to revise the proposed condition to include all phases.

Ken Marcellus, West Land Use Board, 3025 Lakeview, is a lifelong resident of West Dayton. He is grateful to Homefull for addressing the needs within this community, as including the other poverty directed assets organizations. However, he has seen over the long-term, organizations selling properties and moving services to new projects. He is concerned about the affordable or market rate housing and hopes the wages at the market will allow them to live nearby. He also is troubled by the need to separate and protect the proposed housing from the surrounding uses and residents.

Board Discussion

Mr. Sauer asked if the parcel is directly adjacent to parcels the applicant already owns. Ms. Free clarified that the subject property abuts multi-family housing to the south which has an existing curb cut that will be widened and shared for access to the proposed retail market and new multi-family housing. However, the existing multi-family south was not included on the site plan. This is the location of the possible new traffic signal. Mr. Kinskey also added that it is existing and will be widened.

Mr. Payne asked about the market rate apartments as stated within the staff report but was presented during the hearing as affordable housing. Ms. Free verified that market rate was discussed with the architect, but was presented as affordable housing during the Land Use Board meeting by Homefull. Mr. Payne is concerned with the amount of affordable housing within greater West Dayton and would like an inventory of these and compare it to home ownership and market rate housing. He is not a proponent of saturation of affordable housing in the area. He is also concerned that the development relates more to the Pineview neighborhood even though it is within the Fairlane planning district. Ms. Free added that she sent notices about the project to the Fairlane, Pineview and Lakeview neighborhood associations as well as extended the typical 250-ft buffer to include properties within the area to the nearest major intersection to the south. She also shared the adopted Pineview Plan with the applicant.

Mr. Sauer asked what the predominant commercial zoning district nearest to the proposed market. The nearest commercial zoning is SGC Suburban General Commercial. An analysis of compliance with the SGC zoning requirements was not conducted, however, the applicant utilized the SGC section of the zoning code during the site development for the retail market, especially the parking requirements. Mr. Kroeger added that the Suburban General Commercial district does not require buildings to be oriented along the street and allows for larger setbacks. Ms. Free clarified that she investigated and found that vendors at the outdoor market were not considered when calculating required parking for the retail market.

Board Action

A motion was made by Mr. Payne seconded by Ms. Pegues and carried to approve Case PLN2021-00257 with the proposed uses of retail market and multi-family housing with the following conditions:

1. All phases shall require Major Site Design Review.

Mr. Jeff Payne	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Absent	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		

Minutes approved by the City Plan Board on August 10, 2021.

Tony Kroeger, Secretary
City Plan Board



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6. PLN2021-00282 – Zoning Map Amendment for a Planned Development at the southeast corner of South Main Street and East Stewart Street

Applicant: Mark Thurnauer
Champlin Architecture
720 N. Pete Rose Way
Cincinnati, OH 45202

Priority Land Use Board: Greater Downtown Planning District: University Park
Plan Board Recommendation: Recommended denial

Staff Comments

Tony Kroeger presented the case, which is a zoning map amendment to apply a Planned Development for 4.91 acres at the southeast corner of South Main Street and East Stewart Street. The Planned Development would allow for the construction of a performing arts center, the retention of a band practice field, and provide for the installation of 56 new trees of various type and size along with the removal of five ginkgo trees. The underlying zoning district (Campus Institutional) would not change.

Mr. Kroeger described the background of the case and presented plans and current photos. Staff recommended approval of the request.

The area would contain a new performing arts center with associated parking, landscaping, and other site amenities, as well as indicate the maintenance of the band practice field. The performing arts center would be 51,000 square feet in area. Planned Development standards have been developed to go along with the PD site plan, and those PD standards would be incorporated into an Ordinance if approved by City Commission. The Greater Downtown Land Use Board voted in support of the request.

Comments/Board Discussion

There was a discussion regarding the request and the process. Mr. Kroeger explained that after Plan Board makes a recommendation, City Commission is the next step in the zoning process.

Public Hearing

The project architect and applicant, Mark Thurnauer of Champlin Architecture of 720 North Pete Rose Way, Cincinnati, OH 45202, spoke on the case. He deferred to the staff report and presentation. Mr. Scott asked if there had been any consideration to modify the plan. Mr. Thurnauer explained that to do so would not be feasible. Mr. Scott noted that Planned

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Development considerations are for the preservation of mature trees. Mr. Thurnauer felt that the new trees would serve as mitigation for the loss of the existing trees along South Main Street.

Rick Krysiak of the Unverston of Dayton, 300 College Park Drive, Dayton, OH, said that the building cannot be moved, and there are current uses for the land in proximity. Additionally, while the development of a new campus master plan is a long, deliberative process, he said that he would commit to giving an update to the Plan Board for a plan that spans a less extensive time period (one to three years) and opposed to a 20 year plan that will take longer to develop. Mr. Krysiak expressed that the proposed new trees sufficiently mitigate the loss of the South Main Street trees.

Board Action

A motion was made by Mr. Sauer, seconded by Ms. Pegues, and carried to recommend denial of the proposed Planned Development and Final Plan application finding that the applicable criteria (150.125.7, 150.350.7 and 150.350.8) cannot be met.

Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. Jeff Payne	absent	Mr. Greg Scott	Yes
Ms. Rosie Miller	absent		

Minutes approved by the City Plan Board on August 10, 2021.

Tony Kroeger, Secretary
City Plan Board