



# CITY OF DAYTON

## City Plan Board

101 W. Third Street  
Dayton, Ohio 45402  
Phone: (937) 333-3670  
www.daytonohio.gov

### Meeting Agenda

Jan 09, 2024 4:30 P.M.

Planning and Resource Room - Mezzanine Level, City Hall  
101 W. Third Street, Dayton, OH

#### Roll Call

#### Submission of the minutes of the meeting on Dec 12, 2023

#### 1. Case # PLN2023-00437 - Pheasant Crossing

**Case Type:** Subdivision Record Plan

Pheasant Crossing Subdivision: A record plan to split parcel R72617517 0002 into two (2) parcels.

**Applicant:** Maronda Homes  
5900 Wilcox Place  
Dublin, OH 43016

**Owner:** Colonial Venture Development LLC  
820 Quail Rise  
Fairview TX 75069

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Pheasant Hill

**Historic District:** N/A

**Staff Contact:** Jeff Green

#### 2. Case # PLN2023-00439 - 1619 Mclain St

**Case Type:** Subdivision Record Plan

A record plan to consolidate six (6) City lots into one (1) City lot at 1619 McLain St. The lot meets the minimum requirements of the I-2 General Industrial zoning district.

**Applicant:** Matt Habedank, PS  
6219 Centre Park Dr.  
West Chester, OH 45069

**Owner:** Canval Property Group, LLC  
16 Sunflower Ln  
Bluffton SC 29909

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Historic Inner East

**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 3. Case # PLN2023-00440 - 216 Crane ST

**Case Type:** Subdivision Record Plan

A record plan to consolidate eleven (11) City lots into one (1) City lot at 216-234 Crane St. The lot meets the minimum requirements of the I-2 General Industrial zoning district.

**Applicant:** Admiral Engineering & Surveying  
14 W. First St.  
DAYTON, OH 45402

**Owner:** Martin Nizny  
1356 Woodman Dr  
Dayton, OH 45432

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Springfield  
**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 4. Case # PLN2023-00441 - 59 N Smithville RD

**Case Type:** Subdivision Record Plan

A record plan to consolidate two (2) City lots into one (1) City lot at 59 N. Smithville Rd. The lot meets the minimum requirements of the ER-4 Eclectic Single-family Residential zoning district.

**Applicant:** Thomos Marsh  
8529 Byers Rd.  
DAYTON, OH 45342

**Owner:** ELIZONDO ESTEBAN  
59 N SMITHVILLE RD  
DAYTON OH 45403

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** Wright View  
**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 5. Case # PLN2023-00443 - 51 Pulaski ST

**Case Type:** Subdivision Record Plan

A record plan to subdivide one (1) City lot into four (4) City lots at 51 Pulaski St. The lots meet the minimum requirements of the MR-5 Mature Single-family Residential zoning district.

**Applicant:** Eric Moody  
40 Pulaski St.  
DAYTON, OH 45402

**Owner:** James & Karen Gagnet  
222 Warren St.  
Dayton, OH 45402

**Priority Land Use Board:** Downtown Land Use Board  
**Planning District:** South Park  
**Historic District:**

**Staff Contact:** Jennifer Hanauer

## 6. Case # PLN2023-00444 - 1050 Linden AVE

### Case Type: Subdivision Record Plan

A record plan to consolidate two (2) City lots into one (1) City lot at 1050 Linden Ave. The lot meets the minimum requirements of the MR-5 Mature Single-family Residential zoning district.

**Applicant:** Horizon Surveying LLC  
726 Albright Mill Rd.  
Chillicothe, OH 45601

**Owner:** MEADE JAMES C  
1050 LINDEN AVE  
DAYTON OH 45410

**Priority Land Use Board:** Southeast Land Use Board

**Planning District:** Linden Heights

**Historic District:**

**Staff Contact:** Jennifer Hanauer

## 7. Case # PLN2023-00442 - South Edwin C. Moses Boulevard at West Third Street

### Case Type: Vacation of Right of Way

A request to vacate approximately 281 feet by 393 feet of two unimproved right of way on the southeast corner of Edwin C Moses and West Third Street.

**Applicant:** City of Dayton  
101 W Third St  
DAYTON, OH 45402

**Owner:** City of Dayton  
101 W 3RD ST  
DAYTON OH 45402 1814

**Priority Land Use Board:** West Land Use Board

**Planning District:** Wright-Dunbar

**Historic District:**

**Staff Contact:** Ellen Sizer

## 8. Case # PLN2023-00408 - 1404 Webster ST

### Case Type: Zoning Map Amendment

A Zoning Map Amendment to rezone approximately 0.569 acres located at 1404 Webster St. from Open Space (OS) to Eclectic General Commercial (EGC). The property was declared surplus by the City of Dayton in 2011, was split from Claridge Park through a record plan in November 2023, and is under contract to be sold to an individual who proposes to repurpose the existing building as a facility to provide behavioral and mental health counseling for children. Planned development standards may be considered by the Plan Board in order to ensure future neighborhood compatibility.

**Applicant:** Anthony Brown  
3008 Sudbury Dr.  
Kettering, OH 45420

**Owner:** DAYTON CITY OF  
101 W 3RD ST  
DAYTON OH 45402 1814

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** McCook Field

**Historic District:**

**Staff Contact:** Jennifer Hanauer

## Comments and Reports

Jennifer Hanauer  
Secretary,  
City Plan Board