Meeting Agenda
Jan 12, 2021 4:30 P.M.

Roll Call
Submission of the minutes of the meeting on Dec 08, 2020

1. Case # PLN2020-00551 - 122 Sears ST
   Case Type: Subdivision Record Plan
   A replat to consolidate eleven (11) City lots into one (1) City Lot. The lot meets the requirements of UBD Urban Business District.

   Applicant: Houtz Real Estate Co LLC
              122 Sears Street
              DAYTON, OH 45402

   Owner: HOUTZ REAL ESTATE CO LLC
          122 SEARS ST
          DAYTON OH 45402

   Priority Land Use Board: Downtown Land Use Board
   Planning District: Webster Station
   Historic District: N/A

   Staff Contact: Abigail Free

2. Case # PLN2020-00573 - 2008 Wyoming ST
   Case Type: Subdivision Record Plan
   A replat to consolidate six (6) City lots and a vacated alley into one (1) City lot. The lot meets the requirements of the MR-5 Mature Single-family district.

   Applicant: Burkhardt Engineering
              28 N Cherry Street
              Germantown, OH 45327

   Owner: Willis and Rife LLC
          28 E Rahn Road #117
          DAYTON, OH 45429

   Priority Land Use Board: Southeast Land Use Board
   Planning District: Walnut Hills
   Historic District: N/A

   Staff Contact: Abigail Free
### 3. Case # PLN2020-00574 - 402 E Second ST

**Case Type:** Subdivision Record Plan

A replat to consolidate eleven (11) City lots into one (1) City lot. The lot meets the requirements of the UBD Urban Business district.

**Applicant:** Becker Construction Inc  
525 Gargrave Road  
DAYTON, OH 45449

**Owner:** BERNARDIN JOSEPH L  
411 E 2ND ST  
DAYTON OH 45402 1723

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Webster Station

**Historic District:** N/A

**Staff Contact:** Abigail Free

### 4. Case # PLN2020-00580 - 1436 Cincinnati ST

**Case Type:** Subdivision Record Plan

A replat to subdivide one (1) City lot into two (2) City lots. The lots meet the requirements of the SGC Suburban General Commercial district.

**Applicant:** Tim Dwyer  
4820 Glenway Avenue  
Cincinnati, OH 45238

**Owner:** SCHERBAUER FREDRICK W AND  
1996 E SPRING VALLEY RD  
DAYTON OH 45458

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

**Planning District:** Edgemont

**Historic District:** N/A

**Staff Contact:** Abigail Free

### 5. Case # PLN2020-00581 - 200 Bonner ST

**Case Type:** Subdivision Record Plan

A replat to subdivision one (1) City lot into two (2) City lots. The lots do not meet the requirements of the MR-5 Single-family residential district. Variances will be required.

**Applicant:** Windsor Homes LLC  
6660Doubletree Avenue, Suite 8  
Columbus, OH 43229

**Owner:** RICHISON WILLIAM J AND MARK  
615 HÖDÄPP AVE  
DAYTON OH 45410

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** South Park

**Historic District:** South Park

**Staff Contact:** Abigail Free
6. Case # PLN2020-00461 - 258 Wyoming ST

Case Type: Other - General Development Plan

A General Development Plan review for the former Patterson Kennedy school site (southwest corner of Wyoming and Alberta streets) and vicinity, including 31 Chambers St. The proposed plan is for 264 residential apartment units on 4.4 acres in two phases.

Applicant: Robert Fiorita Assoc. Inc.  
4242 Tuller Road  
Dublin, OH 43017  

Owner: RE NVC Dayton II LLC  
4242 Tuller Road  
Dublin, OH 43017  

Priority Land Use Board: Downtown Land Use Board  
Planning District: University Park  
Historic District: N/A  

Staff Contact: Tony Kroeger

7. Case # PLN2020-00582 - Northeast

Case Type: Area Plan

A Work Session seeking review and comment of the Northeast Neighborhoods Vision Plan. The Plan is one of four being completed around the City, and will be incorporated into the City's Comprehensive Plan.

Applicant: Todd Kinskey City of Dayton  
101 West Third Street  
DAYTON, OH 45402  

Priority Land Use Board: Northeast Land Use Board  
Planning District: N/A  
Historic District:  

Staff Contact: Jeff Green

Comments and Reports

Tony Kroeger  
Secretary,  
City Plan Board