Meeting Agenda
Apr 12, 2022 4:30 P.M.
PRC, City Hall
101 W. Third Street, Dayton, OH

Roll Call
Submission of the minutes of the meeting on Feb 15, 2022

1. Case # PLN2022-00074 - 1126 Irving Ave
Case Type: Subdivision Record Plan
A record plan request to reconfigure two (2) City lots into two (2) City lots. The lots meet the requirements of the EMF Eclectic Multi-family district.

Applicant: Eric Moody
40 Pulaski St
DAYTON, OH 45402

Owner: 1126 IRVING LLC
ONE OAKWOOD AVE APT 175
DAYTON OH 45409

Priority Land Use Board: Southeast Land Use Board
Planning District: Shroyer Park
Historic District: N/A

Staff Contact: Jennifer Hanauer

2. Case # PLN2022-00071 - 401 Nassau St
Case Type: Subdivision Record Plan
A record plan request to consolidate seven (7) City lots into two (2) City lots. The lots meet the requirements of the MR-5 Single-family district.

Applicant: Scott Suroviak
191 W Nationwide Blvd, Suite 300
Columbus, OH 43215

Owner: EAST END NEIGHBORHOOD
624 XENIA AVE
DAYTON OH 45410 1416

Priority Land Use Board: Southeast Land Use Board
Planning District: Twin Towers
Historic District: N/A

Staff Contact: Jennifer Hanauer
3. Case # PLN2022-00083 - 60 York Ave

**Case Type:** Subdivision Record Plan

A record plan request to consolidate two (2) City lots into one (1) City lot. The lots meet the requirements of the MR-5 Single-family district.

**Applicant:** J. Bryant Abt  
8534 YANKEE ST  
DAYTON, OH 45458  

**Owner:** GARCIA ERIK VALDES  
60 YORK AVE  
DAYTON OH 45403  

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

**Staff Contact:** Jennifer Hanauer

4. Case # PLN2022-00070 - 3949 Madrid Ave

**Case Type:** Subdivision Record Plan

A record plan request to subdivide one (1) City lot into two (2) City lots. One lot does not meet lot standards of the SR-2 Suburban Single-family district. The subject property has requested a Conditional Use and variances for lot size, lot width and front setback with the BZA March 2022.

**Applicant:** Andrew Hogan  
201 E Fifth Street, Suite 800  
Cincinnati, OH 45020  

**Owner:** PS INVESTMENTS INC  
2864 SPRING GROVE AVE  
CINCINNATI OH 45255  

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

**Staff Contact:** Abigail Free

5. Case # PLN2022-00072 - 222 N Saint Clair St

**Case Type:**

A record plan request to consolidate two (2) City lots into one (1) City lot. The lot meets the requirements of the CBD Central Business district.

**Applicant:** Howard Updyke  
222 N St. Clair Street  
DAYTON, OH 45402  

**Owner:** OPAL PROJECT LLC  
4640 FISHBURG RD  
DAYTON OH 45424  

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

**Staff Contact:** Abigail Free
### 6. Case # PLN2022-00073 - 6 Innovation Ct

**Case Type:** Subdivision Record Plan

A record plan request to subdivide one (1) parcel with three segments into one (1) City lot and two (2) remainders. The lots meet the requirements of the BP Business Park district.

**Applicant:** Brian Ramirez  
3620 Developers Road  
Indianapolis, IN 46227

**Owner:** SHOUP MILL FARMS INC  
3000 G HENKLE DR.  
LEBANON OH 45036

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

**Staff Contact:** Abigail Free

### 7. Case # PLN2022-00068 - 6 Innovation Ct

**Case Type:** Major Site Design Review

A major site design review application by Cellect Towers LLC to allow for the construction of a cell tower at the property located at 6 Innovation Court in the Business Park (BP) Zoning District within the PD-32 overlay. The subject property is located within the Northridge Estates Planning District. Per the Montgomery County Auditor, the property is identified via parcel number: R72117203 0001.

**Applicant:** Cellect Towers LLC c/o Brian Ramirez  
3620 Developers Road  
Indianapolis, IN 46227

**Owner:** Shoup Mill Farms INC  
3000 G Henkle Dr.  
Lebanon OH 45036

**Priority Land Use Board:**  
**Planning District:** Northridge Estates  
**Historic District:** N/A

**Staff Contact:** Jeff Green
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<thead>
<tr>
<th>Case #</th>
<th>Case Type</th>
<th>Description</th>
<th>Applicant</th>
<th>Priority Land Use Board</th>
<th>Planning District</th>
<th>Historic District</th>
<th>Staff Contact</th>
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<tbody>
<tr>
<td>PLN2022-00078</td>
<td>Other - Presentation</td>
<td>Informal presentation by the University of Dayton to update the City Plan Board on the status of their masterplan update.</td>
<td>David Schmidt 300 College Park DAYTON, OH 45469</td>
<td>Downtown Land Use Board</td>
<td>University Park</td>
<td>N/A</td>
<td>Susan Vincent</td>
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<tr>
<td>PLN2022-00069</td>
<td>Zoning Map Amendment</td>
<td>Work session to discuss potential area wide rezoning request for multiple properties along the 1800 block of east fifth street.</td>
<td>Jeffrey Green 101 W Third St Dayton, OH</td>
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<td>Historic Inner East</td>
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<td>Jeff Green</td>
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<tr>
<td>PLN2022-00096</td>
<td>Zoning Code Text Amendments</td>
<td>Request for Plan Board review and approval of the submitted Zoning Code Text Amendments, including correction of an error in the code, a change to ensure consistency with the recently adopted text amendments, and corrections to the recent legislation adopted in February.</td>
<td>Todd Kinskey 101 W. Third Street Dayton, OH 45402</td>
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<td>Susan Vincent</td>
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