



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

May 12, 2020 4:30 P.M.

Due to public health concerns caused by COVID-19 and authorized by House Bill 197 and Executive Order 2020-01D within which Governor DeWine declared a State of Emergency, this meeting will be held remotely. If you wish to watch, listen to, or speak at this meeting, please contact Tony Kroeger at 937-333-3673 or tony.kroeger@daytonohio.gov before 4:15 P.M. on May 12 for information on how to do so.

Roll Call

Submission of the minutes of the meeting on Apr 14, 2020

1. Case # PLN2020-00117 - 114 Vermont AVE

Case Type: Vacation of Right of Way

A request to vacate the alley south of Earl Avenue, east of Hunter Avenue to the alley intersecting Vermont Avenue, south of Earl Avenue. The area is zoned MR-5 Mature Single-family Residential.

Applicant: Flem Messer
90 Vermont Avenue
DAYTON, OH 45404

Owner: KRDC INVESTMENT GROUP LTD
90 VERMONT AVE
DAYTON OH 45404 1521

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

Staff Contact: Abigail Free

2. Case # PLN2020-00078 - 21 Bainbridge ST

Case Type: Subdivision Record Plan

A replat to consolidate many City lots and vacated alleys into three City lots. The lots meet the requirements of the UBD Urban Business District.

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

Owner: DAYTON CITY OF
P O BOX 22
DAYTON OH 45402 1241

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

Staff Contact: Abigail Free

3. Case # PLN2020-00079 - 1504 N KEOWEE ST

Case Type: Subdivision Record Plan

A replat to consolidate seven (7) City lots into one (1) City lot. The lot meets the requirements of the EGC Eclectic General Commercial and I-1 Light Industrial districts. The applicant has also requested to rezone the commercial land to I-1 and will be a separate case.

Applicant: TREI Dayton Headquarters LLC
872 Valley Street
DAYTON, OH 45404

Owner: UIG OHIO LLC
2598 BRUSH HILL CT
DAYTON OH 45449

Priority Land Use Board: Northeast Land Use Board

Planning District: McCook Field

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2020-00066 -

Case Type: Zoning Map Amendment - Repeal PD-84/Zoning Map Amendment

A request to repeal Planned Development PD-84 located at 1500 North Keowee Street and rezone the following properties located at 1504 Keowee Street, 1496 Keowee Street, and parcels: R72 05713 0005, R72 05713 0011, R72 05713 0013, R72 05713 0014, R72 05713 0021, R72 05705 0056 and R72 05705 0049 from EGC to I-1 for wholesale sales and distribution.

Applicant: Larry R. Trimbach TREI Dayton
Headquarters
872 Valley Street
DAYTON, OH 45404

Owner: TREI Dayton Headquarters, LLC
872 Valley St.
DAYTON, OH 45404

Priority Land Use Board: Northeast Land Use Board

Planning District: McCook Field

Historic District: N/A

Staff Contact: Jeff Green

5. Case # PLN2020-00075 -

Case Type: Plan Review & Approval

Approval of Northwest Dayton Neighborhoods Vision Plan. This plan will serve as a component of the City of Dayton's updated comprehensive plan.

Applicant: Todd Kinskey, Director
101 West Third Street
DAYTON, OH 45402

Priority Land Use Board: North Central Land Use Board

Planning District:

Historic District:

Staff Contact: Tony Kroeger

Comments and Reports


Ann Schenking
Secretary,
City Plan Board