Meeting Agenda
Jul 13, 2021 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 Jun 08, 2021

1. Case # PLN2021-00245 - Stone ST

Case Type: Honorary Street Designation

An application for a two-year honorary street designation for Stone Street between S. Patterson Street and S. Jefferson Street to be honorarily named as "Land of Funk Way." The official name of the street will remain Stone Street. The designation honors the City of Dayton's Funk history and the bands that made Dayton and Funk music well-known both nationally and internationally and runs parallel to the Land of Funk mural.

Applicant: Sharon Davis Gratto
821 Beech Hill Road
DAYTON, OH 45419

Owner: City of Dayton
101 W. Third Street

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

Staff Contact: Susan Vincent

2. Case # PLN2021-00281 - Auto Club DR

Case Type: Honorary Street Designation

Request for an two-year honorary designation for Auto Club Drive between S. Patterson Blvd. and S. Perry St. as "Linda Kramer Way." The portion of Auto Club Drive to be designated runs between Daybreak’s two facilities. This request seeks to honor Daybreak’s long-time CEO, Linda Kramer, who retired after 23 years serving the organization.

Applicant: Cheli Curran, Daybreak
605 South Patterson Blvd
DAYTON, OH 45402

Owner: NA

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

Staff Contact: Susan Vincent
## 3. Case # PLN2021-00283 - 21 JANNEY RD

**Case Type:** Subdivision Record Plan

A replat to consolidate five (5) City and part lots into one (1) City lot. The lot meets the requirements of the I-1 Light Industrial district.

<table>
<thead>
<tr>
<th><strong>Applicant:</strong> Midwest Properties</th>
<th><strong>Owner:</strong> GRIP GROUP INC</th>
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<tbody>
<tr>
<td>11129 Kenwood Road</td>
<td>777 BENJAMIN DR</td>
</tr>
<tr>
<td>Blue Ash, OH 45242</td>
<td>SPRINGFIELD OH 45502 8846</td>
</tr>
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**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Old North Dayton

**Historic District:** N/A

**Staff Contact:** Abigail Free

## 4. Case # PLN2021-00285 - 2001 S Patterson BLVD

**Case Type:** Vacation of Right of Way

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) and associated alleys within the grounds of Carillion 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 Bivds intersect to the north.

<table>
<thead>
<tr>
<th><strong>Applicant:</strong> Shannon Costello</th>
<th><strong>Owner:</strong> EDUCATIONAL AND MUSICAL</th>
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<tbody>
<tr>
<td>33 W Third Street</td>
<td>1000 ČARIILLÖN BLVD</td>
</tr>
<tr>
<td>DAYTON, OH 45402</td>
<td>DAYTON OH 45409</td>
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**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** University Park

**Historic District:** N/A

**Staff Contact:** Abigail Free
5. Case # PLN2021-00257 - 807 S Gettysburg AVE  

**Case Type:** Plans for Approval  

Review of a General Development Plan for 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 on site, 216 housing units and 260 parking spaces in 9 multi-family apartment buildings.

**Applicant:** John Fabelo, LWC Inc.  
434 E First Street  
DAYTON, OH 45402  

**Owner:** Homefull  
33 W First Street, Suite 100  
DAYTON, OH 45402  

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

**Staff Contact:** Abigail Free

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<th>Case # PLN2021-00282 -</th>
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<td><strong>Case Type:</strong> Planned Development</td>
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<td>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.</td>
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</tbody>
</table>
| **Applicant:** Champlin Architecture  
720 East Pete Rose Way, Ste 140  
Cincinnati, OH 45202 |
| **Owner:** East Aqua Development LLC  
300 College Park Drive |
| **Priority Land Use Board:** Downtown Land Use Board  
**Planning District:** University Park  
**Historic District:** N/A |
| **Staff Contact:** Tony Kroeger |

**Comments and Reports**

Tony Kroeger  
Secretary,  
City Plan Board