



# CITY OF DAYTON

## City Plan Board

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

## Meeting Agenda

Aug 09, 2022 4:30 P.M.

PRC, Mezzanine, City Hall  
101 W. Third Street, Dayton, OH

### Roll Call

#### Submission of the minutes of the meeting on Jul 12, 2022

#### 1. Case # PLN2022-00292 - 245 Salem AVE

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

A request to vacate the alley, 16.5-ft wide by 250-ft long, located east of Salem Avenue north of Plymouth Avenue.

**Applicant:** MA Design c/o Russ Garber  
775 Yard Street, Suite 325  
Columbus, OH 43212

**Owner:** POET ISLAND LLC  
120 W SECOND ST STE 320  
DAYTON, OH 45402

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Grafton Hill

**Historic District:** Grafton Hill

**Staff Contact:** Abigail Free

#### 2. Case # PLN2022-00291 - 117 Horace Ave

**Case Type:** Subdivision Record Plan

Jackson-Richmond: A record plan request to consolidate three (3) City lots into one (1) City lot. The lot meets the requirements of the MR-5 Mature Single-family residential district.

**Applicant:** EAM Geodata Solutions c/o Eric  
Moody  
40 Pulaski St  
DAYTON, OH 45402

**Owner:** RICHMOND BRENDA J AND  
JEFFREY G  
115 HORACE ST  
DAYTON, OH 45402

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

**Planning District:** Wright-Dunbar

**Historic District:** Wright-Dunbar

**Staff Contact:** Abigail Free

### 3. Case # PLN2022-00279 - 316 E Lincoln ST

**Case Type:** Subdivision Record Plan

Magnetic Home Services: A record plan request to reconfigure one (1) city lot and subdivide two (2) City lots into three (3) City lots. Three subdivided lots received BZA approval (PLN2022-00132) to reduce lot width and area to allow for three attached single-family dwellings. Existing structures do not meet minimum set back requirements and will require variances.

**Applicant:** Magnetic Home Services c/o Jared Korman  
3387 Fishinger Mill Dr.  
Hilliard, OH 43026

**Owner:** MAGNETIC HOME SERVICES LLC  
3387 FISHINGER MILL DR  
HILLIARD, OH 43026

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

**Planning District:** South Park

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### 4. Case # PLN2022-00293 - 652 Oak St

**Case Type:** Subdivision Record Plan

Doerflein Plat: A record plan request to consolidate two (2) city lots into one (1) city lot. The lot meets the requirements of the MR5 Mature Single Family district.

**Applicant:** EAM GeoData Solutions c/o Eric Moody, PS  
40 Pulaski St  
DAYTON, OH 45402

**Owner:** DOERFLEIN JON R  
654 OAK ST  
DAYTON, OH 45410

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

**Planning District:** South Park

**Historic District:** South Park

**Staff Contact:** Susan Vincent

### 5. Presentation: Miami Valley Regional Planning Commission's Active Transportation Plan

An informational presentation by Matthew Lindsay, Manager of Environmental Planning, on the region's first Active Transportation Plan. The full draft may be viewed online at the following link: <https://www.mvrpc.org/transportation/bikeways-pedestrians/active-transportation-plan>

### Comments and Reports

Susan Vincent  
Secretary,  
City Plan Board