



# CITY OF DAYTON

## City Plan Board

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

## Meeting Agenda

Oct 11, 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 Sep 13, 2022

#### 1. Case # PLN2022-00388 - 1 Arena Park DR

**Case Type:** Subdivision Record Plan

Bonbright: A replat to consolidate two (2) City lots into one (1) City lot. The lots meet the requirements of the I-1 Light Industrial district.

**Applicant:** Admiral Engineering c/o Charles  
Halsey  
14 W First Street  
DAYTON, OH 45402

**Owner:** IMT PROPERTIES INC  
1 ARENA PARK DR  
Dayton, Ohio 45417

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

**Planning District:** Carillon

**Historic District:** N/A

**Staff Contact:** Abigail Free

#### 2. Case # PLN2022-00387 - 800 E First ST

**Case Type:** Subdivision Record Plan

A record plan to consolidate sixteen (16) City lots into one (1) City lot. The lot meets the requirements of the UBD Urban Business District.

**Applicant:** Dayton Shipping Company  
c/o Wes Hartshorn  
800 E. First Street  
Dayton, Ohio 45420

**Owner:** ROTH INVESTMENTS LLC  
752 CEDAR POINT DR  
Cincinnati, OH 45402

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

**Planning District:** Webster Station

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### 3. Case # PLN2022-00367 - 205 Springfield ST

**Case Type:** Zoning Map Amendment

A Zoning Map Amendment request by Techmetals Inc c/o Reggie Stratton to rezone approximately 0.37 acres for the properties located at 205, 209, and 213 Springfield Street, Dayton OH 45403 from MR-5 (Mature Residential) to I-1 (Light Industrial). This property is identified via parcels: R72 04506 0067, R72 04506 0068, R72 04506 0069, and R72 04506 0070 per the Montgomery County Auditor.

**Applicant:** Techmetals Inc c/o Reggie Stratton  
345 Springfield St  
Dayton, OH 45403

**Owner:** TECHMETALS INC  
345 SPRINGFIELD ST  
Dayton, OH 45403

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

**Staff Contact:** Jeff Green

### 4. Case # PLN2022-00378 - 840 N Main ST

**Case Type:** Other - Work Session

A Work Session seeking City Plan Board input on a proposed Planned Development at 840 N. Main Street.

**Applicant:** Todd Pultz  
4126 Linden Avenue Suite 100  
DAYTON, OH 45432

**Owner:** Ohio P&R Holdings LLC  
4126 Linden Avenue Suite 100  
Dayton, OH 45432

**Priority Land Use Board:** North Central Land Use Board  
**Planning District:** Riverdale  
**Historic District:** N/A

**Staff Contact:** Keeghan White

### 5. Case # PLN2022-00334 - City-wide

**Case Type:** Other - Work Session

A Work Session to preliminarily review the City's draft comprehensive plan, "Dayton Forward: 2040 Comprehensive Plan"

**Applicant:** Tony Kroeger, City of Dayton  
101 W Third Street  
DAYTON, OH 45402

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

**Staff Contact:** Tony Kroeger

**Comments and Reports**

Susan Vincent  
Secretary,  
City Plan Board