



CITY OF DAYTON

City Plan Board

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

Meeting Agenda

Oct 12, 2021 4:30 P.M.

Planning Resource Room, Mezzanine, City Hall
101 W. Third Street, Dayton, OH

Roll Call

Submission of the minutes of the meeting on Sep 14, 2021

1. Case # PLN2021-00423 - 100 S Clinton ST

Case Type: Subdivision Record Plan

A request to consolidate six (6) City lots and a vacated alley into one (1) City lot. The lot meets the requirements of the of the I-2 General Industrial district.

Applicant: Haley-Dusa Group
270 Regency Ridge Drive, Suite 203
DAYTON, OH 45459

Owner: 100 South Clinton LLC
7165 Clinton Avenue
Sarasota, FL 34230

Priority Land Use Board: Northeast Land Use Board

Planning District: Historic Inner East

Historic District: N/A

Staff Contact: Abigail Free

2. Case # PLN2021-00432 - 5259 Kitridge RD

Case Type: Other - Work Session - Subdivision

Work Session to review proposal to remove PD-42 and construct a new residential subdivision for the property located at 5259 Kitridge Rd.

Applicant: Tom Cahalan
4894 Sheller Ave
DAYTON, OH 45432

Owner: MEYER RALPH B AND
5449 JANSON PLACE
HUBER HEIGHTS OH 45424

Priority Land Use Board: Northeast Land Use Board

Planning District: Pheasant Hill

Historic District: N/A

Staff Contact: Jeff Green

3. Case # PLN2021-00442 - 807 S Gettysburg Ave

Case Type: Plans for Approval

A work session to review the site plan/design for the proposed Homefull Housing, Food & Jobs building to be located at 807 S Gettysburg Avenue within a CI Campus Institutional District. At the July 13, 2021 Plan Board hearing, the Board approved two proposed uses - A Housing, Food & Jobs building (open market, retail grocery, food hub, clinic, pharmacy, offices) and multi-family housing. A site plan was not part of the approval.

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

Owner: HOMEFULL
829 S Gettysburg Avenue
Dayton, OH 45417

Priority Land Use Board: West Land Use Board

Planning District: Fairlane

Historic District: N/A

Staff Contact: Abigail Free

4. Case # PLN2021-00441 -

Case Type: Zoning Code Text Amendments

A Work Session to review and provide input on the proposed 2021 Zoning Code Text Amendments

Applicant: Todd Kinskey, City of Dayton
101 West Third Street
DAYTON, OH 45402

Priority Land Use Board: N/A

Planning District:

Historic District: N/A

Staff Contact: Tony Kroeger

5. Case # PLN2021-00444 -

Case Type: Area Plan

Staff of the Department of Planning, Neighborhoods & Development requests review and approval of the Southeast Dayton Neighborhoods Vision.

Applicant: Todd Kinskey, City of Dayton
101 W Third Street
DAYTON, OH 45402

Priority Land Use Board: Southeast Land Use Board

Planning District:

Historic District: N/A

Staff Contact: Tony Kroeger

Comments and Reports

Tony Kroeger
Secretary,
City Plan Board