



# CITY OF DAYTON

## City Plan Board

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

### Meeting Agenda

Nov 14, 2023 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 Oct 10, 2023

#### 1. Case # PLN2023-00367 - 402 SALEM AVE

**Case Type:** Subdivision Record Plan

A record plan to consolidate four (4) City parcels (R72 07405 0065, 0066, 0067, 0068) into one (1) City parcel. The lot meets the minimum requirements of the MNC Mature Neighborhood Commercial.

**Applicant:** Van Atta Engineering  
510 Congress Park Drive  
DAYTON, OH 45459

**Owner:** POWERNET OF DAYTON  
402 SALEM AVE  
DAYTON OH 45406 5945

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

**Planning District:** Old Dayton View

**Historic District:** N/A

**Staff Contact:** Elizabeth Dakin

#### 2. Case # PLN2023-00384 - 1404 Webster ST

**Case Type:** Subdivision Record Plan

A record plan to subdivide one (1) City lot (parcel ID R72 05701 0103, Claridge Park) into two (2) City lots. Of the two resulting lots, the larger lot will remain Claridge Park and meets the minimum requirements of the OS Open Space district. The smaller lot will require a variance for lot coverage as it exceeds the maximum of 10% for OS; the smaller lot is likely to be rezoned as EGC Eclectic General Commercial in order to match nearby existing zoning and allow for appropriate uses.

**Applicant:** City of Dayton  
101 W. Third St.  
DAYTON, OH 45402

**Owner:** DAYTON CITY OF  
101 W 3RD ST  
DAYTON OH 45402 1814

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** McCook Field

**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 3. Case # PLN2023-00388 - 3239 W SIEBENTHALER AVE

**Case Type:** Subdivision Record Plan

A record plan to subdivide one (1) City lot (parcel ID R72 16308 0022, Northwest Plaza) into two (2) City lots. The lots meet the requirements of the SGC Suburban General Commercial district.

**Applicant:** Van Atta Engineering  
570 Congress Park Dr  
DAYTON, OH 45459

**Owner:** Northwest Center Holdings, LLC  
PO BOX 40316  
Brooklyn, NY 11204

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

**Planning District:** Philadelphia Woods

**Historic District:**

**Staff Contact:** Jennifer Hanauer

### 4. Case # PLN2023-00373 -

**Case Type:** Other - Permanent Street Name Change

Permanent Street Name Change for three (3) streets east of the OnMain Development site including Jasper Street, Frank Street, and Fairground Avenue between S. Main St. and Brown St. The proposed new names are East Jasper, East Frank, and East Fairground due to the creation of new western segments of these existing streets within the OnMain development site west of S. Main Street.

**Applicant:** OnMain, Inc.  
300 College Park, Suite 405  
DAYTON, OH 45469

**Owner:** FAIRGROUNDS REDEVELOPMENT LTD  
300 COLLEGE PARK  
ST MARY'S HALL SUITE 405

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

**Planning District:** University Park

**Historic District:** N/A

**Staff Contact:** Susan Vincent

### 5. Case # PLN2023-00389 -

**Case Type:** Other - Presentation

A presentation from Chief Customer and Business Development Officer Brandon Policicchio on the Greater Dayton Regional Transit Authority's (RTA's) strategic plan and system redesign status and its interaction with the City of Dayton's comprehensive plan, Dayton Forward: 2040 Comprehensive Plan (2023).

**Applicant:** Greater Dayton Regional Transit Authority (RTA)  
4 S. Main St.  
DAYTON, OH 45402

**Priority Land Use Board:**

**Planning District:**

**Historic District:**

**Staff Contact:** Jennifer Hanauer

### Comments and Reports

Jennifer Hanauer  
Secretary,  
City Plan Board