



City of Dayton

City Plan Board

Summary Minute Record April 13, 2021

1. PLN2021-00099 – Record Plan – Liberty-Bravo III

Applicant: Willow Hills Developers, c/o Greg Smith
Priority Land Use Board: Northeast Planning District: Kittyhawk
Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan consolidate eight (8) City lots into two (2) City lots and a dedication of right-of-way along Old Troy Pike. The lots meet the requirements of PD-175 with SR-1 Single-family residential district underlying zoning. Willow Hills Section 1 - Subdivision in residential sized lots to be approved at the same hearing.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Payne seconded by Ms. Pegues and carried to approve Case PLN202-00099 with the following recommendations:

1. Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. Lot tables need verified, especially Lot 80577. First lot table shall be removed. Contact Ruth Bickel at (937) 333-4126.
5. Establish a 20-ft wide easement for the 8-inch water main and the 12-inch sanitary that runs north/south within the property.
6. Establish a 20-ft wide easement for a 12-inch sanitary line that runs east/west within the property.
7. Establish a 10-ft easement for Vectren's 4" plastic main line running along the northeast corner of the property adjacent to Lloyd Avenue. See provided map for location.

Mr. Jeff Payne	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes	Mr. Richard Wright	Absent

Minutes approved by the City Plan Board on May 11, 2021.

Tony Kroeger, Secretary
City Plan Board



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2. PLN2021-00100 – Record Plan – Willow Hills Section 1

Applicant: Willow Hills Developers, c/o Greg Smith
Priority Land Use Board: Northeast Planning District: Kittyhawk
Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will subdivide one (1) City lot into fifty-six (56) City lots and a dedication of right-of-way to create three new residential streets Willow Hills Drive (60' ROW), Bulrush Court (50' ROW), and Purple Astor Court (50' ROW). New waste and storm sewer will be installed within the new ROWs as well as widening of Old Troy Pike. The lots meet the requirements of PD-175 (SR-1 underlying zoning recently rezoned).

Public Comments

None.

Board Discussion

Mr. Scott asked about the improvements to site including the new utilities and asked if they would be buried. Ms. Free stated she believed that having all utilities underground was part of the approved Planned Development. Mr. Smith, the Applicant, added that utilities will be buried within a new utility easement just outside the ROW.

Board Action

A motion was made by Mr. Payne, seconded by Ms. Miller and carried to approve Case PLN2021-00100 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. All new lots require pins set at corners, and PC and PT of Curves along road right-of-way.
5. Ghost or fade existing lot lines and lot numbers that are to be new lots.
6. Add notes for covenants & restrictions. (See example plat.)
7. Show and dimension area used for detention.
8. Ensure Lot drainage plan is approved by water engineering before City of Dayton signs final mylar.
9. New callouts are required for right-of-way to be dedicated. (See Liberty- Bravo III-A more info.)
10. Establish a 20-ft wide easement for the 8-inch water main and the 12-inch sanitary that runs north/south within the property.
11. Establish a 20-ft wide easement for a 12-inch sanitary line that runs east/west within the property.

Mr. Jeff Payne	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes	Mr. Richard Wright	Absent

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4. PLN2021-00107 – Record Plan – Donald E Jones

Applicant: Haley Dusa Group, c/o Thomas Dusa

Priority Land Use Board: West

Planning District: Little Richmond

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate three (3) City lots into two (2) City lots. The one lot does not meet the requirements of the ER-3 Eclectic Single-family residential district.

The record plan is essentially a land swap between two abutting owners. The southern lot will need a variance for the flag shape that will only allow for 30-ft of street frontage along Larkswood Drive due to the ROW ending (50-ft width is required). The flag lot has the same ownership as the very large lot that remains and surrounds lots on Larkswood Drive.

Public Comments

None

Board Discussion

Mr. Payne asked about the plans for the northern lot and what is the size of the lot. Ms. Free stated that a dwelling is planned for the northern lot and it is just over 3-acres in size.

Board Action

A motion was made by Mr. Sauer, seconded by Mr. Payne and carried to approve Case PLN2021-00107 with the following conditions:

1. Plan Board shall grant a variance to allow the flag lot to have a lot width of 30.33-ft along Larkswood Drive.
2. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
3. Ensure that the dimensions close to within a 1:10,000 ratio.
4. Add any easements required by DP&L, City of Dayton Water, etc.
5. Add little arrows from pins for C2 and C3. This will note the limits of the arc length.
6. Establish a 20-wide, centered easement for exiting water utilities. See provided map for locations.
 - a. 12-inch storm main
 - b. 8-inch sanitary sewer
 - c. 12-inch storm sewer
7. Verify existing 10-ft wide DP&L easement location (see provided easements) and add to record plan if found to be on the subject property.

Mr. Jeff Payne	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes	Mr. Richard Wright	Absent

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5. PLN2021-00108 – Record Plan – 334 Norwood Ave

Applicant: City of Dayton, c/o Chatan Robinson

Priority Land Use Board: West

Planning District: Wright-Dunbar

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate many City lots, vacated Pease Avenue, and vacated alleys into one (1) City lot and a dedication of public right-of-way for Germantown Street at the intersection of Norwood Avenue. The lot meets the requirements of the OS Open Space district.

This property includes the Linden Center. There is a small lot within the area that is not part of the consolidation which is the result of the vacation of Pease Ave and has separate ownership.

Public Comments

None.

Board Discussion

Ms. Pegues asked about the planned reuse of the Linden Center. Mr. Kroeger stated that the City engaged in the RFQ/RFP process and was awarded to David Pigford and his firm for redevelopment and reuse of the building and believes there is a multi-family component.

Mr. Scott asked if there was any concern about the small isolated lot. Ms. Free stated that another surveyor who previously worked on the consolidation for the site was recommended to investigate the ownership. It is owned by WorldCom who owns land on the east side of Germantown Street which is to be dedicated through this record plan. Mr. Kinskey added that the agreement for the property's reuse has been lingering for a number of years and it was discovered that the street had not been dedicated during a deed review. There is no risk with the small residual piece of land remaining like it is. The new owner can clean it up once the property has been transferred.

Mr. Saur asked if WorldCom has to be a signature to the dedication of the right of way as they aren't on the title block. Mr. Kinskey stated that we can check with the City Engineer about what signatures will be required for the dedication of Germantown Street.

Board Action

A motion was made by Mr. Sauer, seconded by Ms. Pegues and carried to approve Case PLN2021-00108 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Ensure that the dimensions close to within a 1:10,000 ratio.
3. Add any easements required by DP&L, City of Dayton Water, etc.
4. Include the vacated alley on the west side of Germantown Street. The Ordinance number is 30006-01, dated 8/29/01.
5. Establish an easement within the vacated Pease Avenue for on the water utilities.
 - a. 8-inch sanitary sewer



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b. 6-inch water main

Easement boundaries shall be 10-ft east of the sanitary and 10-ft west of the water main.

6. Establish an easement within the vacated Pease Avenue for an active gas main. See provided plans for location.
7. Establish an easement for existing aerial facilities running from Germantown Street east/west within the vacated alley running parallel with Norwood Avenue.

Mr. Jeff Payne	Yes	Mr. Matt Sauer	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes	Mr. Richard Wright	Absent

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