



# City of Dayton

## City Plan Board

### Minute Record Overview

May 10, 2022  
4:30 P.M.

Planning Resource Conference Room, City Hall  
101 W. Third Street, Dayton, Ohio

Members Present: Mr. William Allen, Dr. Julius Beckham, Ms. Rosie Miller, Mr. Matt Sauer, Ms. Ann Schenking, Mr. Greg Scott

Members Absent: Ms. Geraldine Pegues

Mr. Scott called the meeting to order at 4:30 P.M. A motion was made by Ms. Schenking, seconded by Mr. Sauer and carried to excuse Ms. Pegues absence. A motion was made by Ms. Schenking, seconded by Ms. Miller to approve the minutes of the April 12, 2022, meeting.

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#### 1. PLN2022-00140 - Subdivision Record Plan Located at 702 W Third ST

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

Priority Land Use Board: West Land Use Board

Planning District: Wright-Dunbar

Decision: Approved with Conditions

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#### 2. PLN2022-00131 – Subdivision Record Plan Located at 102 Lawnview Ave

Applicant: Burkhardt Inc c/o Ryan Davenport  
28 N Cherry Street  
Germantown, OH 45327

Priority Land Use Board: Downtown Land Use Board

Planning District: University Park

Decision: Approved with Conditions

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#### 3. PLN2022-00134 – Subdivision Record Plan Located at 640 Cosler Dr

Applicant: Cosler Engineering c/o Mitch Cosler  
545 Hilltop Road  
Xenia, OH 45385

Priority Land Use Board: Northeast Land Use Board

Planning District: Eastern Hills

Decision: Approved with Conditions

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#### 4. PLN2022-00130 – Subdivision Record Plan Located at 340 E First St

Applicant: Kleingers Group c/o Matt Habedank  
6219 Centre Park Drive  
West Chester, OH 45069

Priority Land Use Board: Downtown Land Use Board

Planning District: Webster Station

Decision: Approved with Conditions

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#### 5. PLN2022-00128 – Vacation of Right of Way at 828 W Fairview Ave

Applicant: Fred Poland  
115 Jones Street  
DAYTON, OH 45410

Priority Land Use Board: North Central Land Use Board

Planning District: Fairview

Decision: Approved with Conditions

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**6. PLN2022-00124 – Honorary Street Designation of a portion of Roejack Dr. as “Nevora Parker Way”**

Applicant: Jeri Birnbaum  
3334 Forent Avenue  
DAYTON, OH 45417  
Priority Land Use Board: West Land Use Board                      Planning District: Pineview  
Decision: Approved

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**7. PLN2022-00100 – Honorary Street Designation of a portion of Xenia Ave. as “Kim Steinbrugge Way”**

Applicant: East End Community Services  
Jan Lepore-Jentleson, Executive Director  
624 Xenia Ave  
DAYTON, OH 45410  
Priority Land Use Board: Southeast Land Use Board                      Planning District: Twin Towers  
Decision: Approve

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**8. PLN2022-00139 – Work Session to Discuss a Proposed Plan Development at 5180 Frederick Pike**

Applicant: Andrew Circle Architect LLC c/o Andrew Circle  
320 E Main St  
Troy, OH 45373  
Priority Land Use Board: Northeast Land Use Board                      Planning District: Northridge Estates  
Decision: No Action Required

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Mr. Scott introduced the desire to complete minor updates to the Plan Board Bylaws. There was general discussion among the board members about possible revisions. Plan Board Secretary, Ms. Vincent, offered to draft revisions for the board’s review next month.

Mr. Scott shared a conceptual proposal for fire and police banners that honor fallen officers and fire fighters created by Steve Grismer for the Board’s information.

Ms. Vincent opened a discussion about available training and presentations for City Plan Board members. There was general discussion about opportunities and ideas. Mr. Sauer suggested inviting MVRPC or RTA to attend the Plan Board meeting to share information about their plans.

Mr. Scott provided a report on the Downtown Dayton Partnership’s recent board meeting.

Ms. Schenking shared an invitation to Dewese’s Garden Tour to be held on June 25<sup>th</sup> from 10 am – 5 pm.

The Plan Board meeting was adjourned at 6:02 P.M.

Minutes approved by the City Plan Board on June 14, 2022

Susan Vincent, Secretary  
City Plan Board



# City of Dayton

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#### 1. PLN2022-00140 – Record Plan – Wright Flyer (702-712 W Third St)

Applicant: Admiral Engineering, c/o Charles Halsey

Priority Land Use Board: West

Planning District: Wright-Dunbar

Decision: Approved with Conditions

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate three (3) City lots into one (1) City lot. The lot meets the requirements of the MNC Mature Neighborhood Commercial district. This consolidation will allow for the relocation of the Wright Flyer sculpture. A rendering of the site was shown and will be a new gateway feature.

#### Applicant Comments

None

#### Public Comments

No Comments

#### Board Discussion

Ms. Schenking stated that this is a very good site for the sculpture. Mr. Sauer asked about Sprague Street and it was clarified that it is now part of Edwin C Moses.

#### Board Action

A motion was made by Ms. Schenking and seconded by Ms. Miller, and carried to approve Case PLN2022-00140 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.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

Minutes approved by the City Plan Board on June 14, 2022.

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#### 2. PLN2022-00131 – Record Plan – 102 Lawnview LLC (102 Lawnview Ave & 412-416 Kiefaber St)

Applicant: Admiral Engineering, c/o Charles Halsey

Priority Land Use Board: Downtown

Planning District: University Park

Decision: Approved with Conditions

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate three (3) City lots into one (1) City lot. The lot meets the requirements of the CI Campus Institutional district. A General Development Plan has been approved for this property and a new student housing building will be constructed on site.

#### Applicant Comments

None

#### Public Comments

No Comments

#### Board Discussion

No Comments

#### Board Action

A motion was made by Mr. Allen and seconded by Dr. Beckham, and carried to approve Case PLN2022-00131 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. Add a 15' radius to the corner of Lawnview and Kiefaber.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

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#### 3. PLN2022-00131 – Record Plan – 102 Lawnview LLC (102 Lawnview Ave & 412-416 Kiefaber St)

Applicant: Admiral Engineering, c/o Charles Halsey

Priority Land Use Board: Downtown

Planning District: University Park

Decision: Approved with Conditions

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate three (3) City lots into one (1) City lot. The lot meets the requirements of the CI Campus Institutional district. A General Development Plan has been approved for this property and a new student housing building will be constructed on site.

#### Applicant Comments

None

#### Public Comments

No Comments

#### Board Discussion

No Comments

#### Board Action

A motion was made by Mr. Allen and seconded by Dr. Beckham, and carried to approve Case PLN2022-00131 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. Add a 15' radius to the corner of Lawnview and Kiefaber.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

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Susan Vincent, Secretary  
City Plan Board



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#### 4. PLN2022-00130 – Record Plan – Mendelsons Phase 2 (340 E First St)

Applicant: Kleingers Group c/o Matt Habedank

Priority Land Use Board: Downtown

Planning District: Webster Station

Decision: Approved with Conditions

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#### Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate many City lots and a vacated alley into one (1) City lot. The lot meets the requirements of the UBD Urban Business District. The building will be redeveloped into a mixed use. There is one parcel but the city lots remain, so this will clean up the lots.

#### Applicant Comments

None

#### Public Comments

No Comments

#### Board Discussion

No Comments

#### Board Action

A motion was made by Mr. Sauer and seconded by DR. Beckham, and carried to approve Case PLN2022-00130 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.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

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#### **5. PLN2022-00128 – ROW Vacation – Alley north of W Norman Ave From RugbyRd to alley west of Rugby Rd (Fairview United Methodist Church parking lot)**

Applicant: Fairview United Methodist Church c/o Fred Poland  
Priority Land Use Board: NorthCentral Planning District: Fairview  
Decision: Approved with Conditions

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#### **Staff Comments**

Abigail Free presented the staff report and recommended conditions. This case is a request to vacate the alley running east/west, located east of Rugby Road, south of W Fairview Avenue. The subject alley is 160-ft long by 16-ft wide and runs east/west and lies within the existing parking lot for Fairview United Methodist Church. There are two curb cuts along Rugby Rd. The church would like to vacate the alley to close the curb cut and repair the parking lot. The church will allow anyone utilizing the north/south alley that connects to their parking lot to enter or exit via the remaining curb cut.

Ms. Free showed photos of the alley and the church parking lot was being resurfaced and striped on that date. There are AT&T, AES aerial utilities and underground water utilities within the alley that will require easements. Staff has recommended to alter the vacation request by shortening the vacated section from 160-ft to 129-ft to allow for a 30-ft turnaround access easement at the northern terminus of the north/south alley. Ms. Free provided a map showing where the access easement would be located.

#### **Public Comments**

None

#### **Board Discussion**

Ms. Schenking stated then when she lived in the apartments abutting the north/south alley, always exited using the alley within the church parking lot and wanted clarity on if the vacation is really needed. Ms. Free stated that since they wish to remove the curb cut that the alley was requested to be vacated. Also, the church has been maintaining the alley area and has added some additional parking in that area. Mr. Scott noted that the additional spaces added near the curb cut would be less safe if the alley were to remain and less people cutting through.

#### **Board Action**

A motion was made by Dr. Beckham seconded by Ms. Miller and carried to approve Case PLN2022-00128 with conditions. The request was altered to shorten the vacated section from 160-ft to 129-ft long by 16-ft wide.

Conditions include:

1. The area shall be marked in a manner acceptable to the Division of Civil Engineering to indicate that it is not public right-of-way.
2. Establish a turnaround access easement 30-ft in length starting from the west terminus of the alley going east.
3. Establish an easement for the entire width of the alley for the following utilities:
  - a. 18" water utility (storm line).
  - b. Existing AT&T aerial runs on utility poles.
  - c. Existing AES electric aerial lines on utility poles.

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Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

Minutes approved by the City Plan Board on June 14, 2022.

Susan Vincent, Secretary  
City Plan Board





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#### 6. PLN2022-00124– Honorary Designation – Nevora Parker Way

Applicant: Jeri Birnbaum, Memorial Committee Chair, Pineview Neighborhood Association

Land Use Board: West

Planning District: Pinewood

Decision: Approved

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#### Staff Comments

Abigail Free presented the staff report. The Honorary Designation will establish the 3500 block of Roejack Drive as “Nevora Parker Way.” The official name of Roejack Drive will remain. It is proposed to be a two-year honorary designation.

Nevora Parker lived in the Pineview neighborhood and helped to establish the neighborhood association in 1981 and served as Treasurer and Street Coordinator Chair for many years. She was a strong community advocate and helped to organize the annual Pineview neighborhood clean-up day. Also, she worked tirelessly to see Lakeside Park area revitalized and beautified. She was a selfless caretaker, with gifts of hospitality, giving, serving, wisdom and encouragement. She was known to many as Granny Parker or Mom Parker.

On September 15, 2021, Pineview Neighborhood Association held a memorial picnic in remembrance of Mrs. Nevora Parker. The picnic was phase one of their tribute to her life and legacy. Phase 2 is the approval of the Honorary Street Designation or Roejack Drive as Nevora Parker Way.

Ms. Free showed photos of the memorial picnic and photos of Mrs. Parker in community leadership activities. A map showed the location of Roejack Drive as well as the petitions received totaling 53% of the property owners. Photos of the street signs at the intersection of Roejack at Ernroe and Forent are where the honorary signs will be installed.

Staff believes that the application meets the rules and guidelines set forth in Resolution Number 5014-99, and **recommends approval.**

According to the resolution, honorary designations shall meet the following criteria:

- a. The designation shall be confined to the right-of-way within the vicinity of the home, business, or location associated with the person(s) or event.  
**Nevora Parker lived at 3512 Roejack Drive, within the Pineview neighborhood.**
- b. The designation shall not be an Arterial as listed on the Official Thoroughfare Plan.  
**Roejack Drive is not an arterial street.**
- c. There shall be only one honorary designation per facility or right-of-way.  
**There is no current designation for Roejack Drive.**

- d. An important community event, organization or well-known person(s) is a person or entity who has made a sustained contribution, over a long period of time, above and beyond the call of duty and demonstrated leadership relating to governance, human relations and development, or neighborhood development.
  - 1. A person(s) who has made specific and sustained contributions to an organization located in or in proximity to the facility.  
**Nevora Parker was an activist, Pineview neighborhood leader, and mother figure to many spanning more than 60 years.**
- e. The important community event, organization, or well-known person(s) shall be directly related to the public facility or the public right-of way, i.e. lived, worked, went to school, etc. at the location specified. Only one honorary designation shall be permitted for each person(s) or community event. Preference shall be given to intersections and other limited locations.  
**This is the only (first) request for honorary designation for Nevora Parker and for Roejack Drive.**

Mr. Free received a letter of support from the Pineview neighborhood association and there were no objections from Police or Fire.

**Public Comments**

Jeri Birnbaum, Applicant, Pineview neighborhood association, recounted her memories growing up in the area; of a little girl experiencing Lakeside Park and the VA (Soldiers Home). Mrs. Nevora Parker helped to share the historical significance and memories of the area. She helped to secure good relations with the Dayton Police. Her greatest achievements were to revitalize Lakeside and the neighborhood hopes to continue to beautify and maintain the space. Mrs. Nevora Parker was like a mother to her.

Mr. Kinsky added that he met Mrs. Parker at the Neighborhood Presidents Forum. She was pleasant and shared a connection to Portsmouth, Ohio where he grew up as well. She was a great public servant to the community.

**Board Discussion**

None

**Board Action**

A motion was made by Ms. Schenking and seconded by Mr. Sauer and carried to recommend approval of the proposal to give a two-year honorary designation of “Nevora Parker Way”) to the 3500 block of Roejack Drive because the proposal meets the requirements outlined in City Commission Resolution 5014-99.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

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#### 7. PLN2022-00100 – Honorary Designation – Kim Steinbrugge Way

Applicant: Jan Lepore-Jentleson, Executive Director, East End Community Services

Land Use Board: Southeast

Planning District: Twin Towers

Decision: Approved

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#### Staff Comments

Jennifer Hanauer presented the staff report. The Honorary Designation would establish Xenia Avenue (from Fillmore Street to Dover Street) as “Kim Steinbrugge Way.” The official name of Xenia Avenue will remain. It is proposed to be a two-year honorary designation.

Kim Steinbrugge was a long-time employee of East End Community Services and resident of Twin Towers. During her 17 years with East End, Kim worked as the Youth Director and later in an administrative capacity for the entire staff. Kim was known for her warmth and kindness, and she had a reputation for making sure that everyone was fed, especially children. Kim passed away unexpectedly in February of 2022. The loss is felt in all corners of the Twin Towers community.

According to the requirements of Resolution 5014-99, Amended Rules and Procedures for the Naming of Public Right of Way (and Public Facilities), the Plan Board shall review the request and make recommendation to the City Commission to approve the request or an alternate proposal. Resolution 5014-99 details the process to be followed when bestowing an honorary designation on a public right-of-way. Staff believes the findings and determinations can be made, and recommends that the Plan Board send the proposal on to City Commission with a recommendation for approval.

Abutting property owners and tenants, neighborhood leadership, the Southeast Land Use Board, and the City’s Public Works, Police and Fire departments were contacted regarding the application, and none indicated any opposition. Petitions were signed by property owners representing more than the required 51 percent support thereof. The honorary designation is also supported by the W.A.T.T. Business Association. There should be no negative impact by implementing the proposal. This is an honorary designation, not an official renaming of this portion of Monument Avenue. The honorary designation will be recognized by signs posted above the street signs.

Staff believes that the application meets the rules and guidelines set forth in Resolution Number 5014-99, and therefor **recommends approval**.

According to the resolution, honorary designations shall meet the following criteria:

- a. The designation shall be confined to the right-of-way within the vicinity of the home, business, or location associated with the person(s) or event.

**Kim worked at East End on Xenia at Dover and lived a block north on Church.**

- b. The designation shall not be an Arterial as listed on the Official Thoroughfare Plan.  
**Xenia Avenue is not an arterial and has been determined by the Department of Public Works to be appropriate for an honorary designation.**
- c. There shall be only one honorary designation per facility or right-of-way.  
**There is no current designation for this portion of Xenia Avenue.**
- d. An important community event, organization or well-known person(s) is a person or entity who has made a sustained contribution, over a long period of time, above and beyond the call of duty and demonstrated leadership relating to governance, human relations and development, or neighborhood development.
  - A person(s) who has made specific and sustained contributions to an organization located in or in proximity to the facility.
  - An event that recognized statewide or nationwide.  
**Kim, through her 17 years of service to East End and long-time contributing resident of the Twin Towers neighborhood, made a sustained impact for the betterment of the community.**
- e. The important community event, organization, or well-known person(s) shall be directly related to the public facility or the public right-of way, i.e. lived, worked, went to school, etc. at the location specified. Only one honorary designation shall be permitted for each person(s) or community event. Preference shall be given to intersections and other limited locations.  
**The presence of East End on this segment satisfies this requirement.**

**Public Comments**

Twin Towers Neighborhood Association President Leslie Sheward spoke in support of the application. She relayed details about Kim as a person and how she contributed to the community. Ms. Sheward said that the community has had many difficult losses during the pandemic, but this honorary designation has given residents a reason to come together in celebration.

**Board Discussion**

The Board found that the application could be approved and endorsed based on the required standards in the allowing Resolution.

**Board Action**

A motion was made by Ms. Schenking and seconded by Dr. Beckham and carried to recommend approval of the proposal to give a two-year honorary designation (“Kim Steinbrugge Way”) to Xenia Avenue from Fillmore Street to Dover Street because the proposal meets the requirements outlined in City Commission Resolution 5014-99.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Dr. Julius Beckham	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Absent		

Minutes approved by the City Plan Board on June 14, 2022.

Susan Vincent, Secretary  
City Plan Board



# City of Dayton

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**8. PLN2022-00139 – A Work Session seeking Plan Board input on a proposed development at 5180 Frederick Pike. The site is approximately 79 acres. It is currently zoned SR-1 (suburban single-family). The applicant proposed to build out the site in phases for warehousing, office, and a landscaping business.**

Applicant: Andrew Circle Architect LLC c/o Andrew Circle  
Priority Land Use Board: Northeast Planning District/Historic District: Northridge Estates  
Decision: N/A

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#### Staff Comments

Mr. Scott noted that the previous work session minutes for this site (6/9/2020) have been provided for the board but questioned why this was being brought back to them again. Mr. Kroeger explained that the plans presented are more detailed compared to the previous proposal which gives the board a better picture of what is being proposed. Ms. Schenking stated she was uncomfortable discussing this in a work session, as the use is very different compared to the current zoning and to her knowledge the surrounding neighborhood was not yet consulted regarding their feelings in relation to the plan. Mr. Scott asked Mr. Green to explain the proposal so long as the board was open to it. The board affirmed they wanted to hear the presentation.

Mr. Green presented the request for a proposed development at 5180 Frederick Pike. The site is approximately 79 acres. It is currently zoned SR-1 (suburban single-family). The applicant proposed to build out the site in three phases: warehousing, office, and a landscaping business. Mr. Green described the proposal and noted that as this is a work sessions, no board action is necessary.

Mr. Scott noted that given the number of questions raised, it seems like Plan Board is being asked to create the plan which not under Plan Board's role. Ms. Schenking believed that to be a good plan and reiterated that she would like the neighborhood to informed and consulted on the proposed plan with a neighborhood meeting. Mr. Scott stated that he would have preferred if the applicant gave answers to staff's questions so they could have some more information and a dialogue about it. Mr. Kinskey opined that maybe you could add to the list of concerns for the applicant to provide answers on should it be formally brought back.

#### Applicant Comments

Andrew Circle, 320 E Main Street Troy OH, explained that they looked at the previous work session in 2020 and tried to provide a clearer vision of the property which includes: scale of the buildings, number and location of detention ponds needed, impervious areas, relationship of buildings to the neighborhood, and type/use of buildings. Noted the owner, Andrew Casey, has spoken with about 10 people who seemed positive when told about the project. Mr. Circle noted the intent was to talk to the larger neighborhood and groups. Explained that the purpose of the site was to largely be forested aside from those areas where buildings, roads, or parking are shown. Further explained the proposed buffer and intent of the development.

Mr. Scott reiterated the need for the community to be shown the plan and weigh in on the project and asked that the questions raised in the staff report be answered. Mr. Scott noted that he would not give an opinion on whether this would be seen favorably vs unfavorably should it come back formally, but restated that the neighborhood should be informed of the project, the questions raised in the staff report need to be answered, and this looks almost like "spot zoning" as an industrial use is going in a residential area.

**Board Action**

No action from the board is required due to this item being a work session only.

Minutes approved by the City Plan Board on June 14, 2022.  
Susan Vincent, Secretary City Plan Board