



# City of Dayton

## City Plan Board

### Summary Minute Record July 14, 2020

#### 1 PLN2020-00238 – Public Way Vacation: Cooper Street from Meigs Street to the East Property Line of City Lot #2913

Applicant: Mr. Donald Austin  
2333 Schebly Road  
Spring Valley, OH 45370

Priority Land Use Board: Downtown Planning District: Webster Station

Decision: Established Conditions

#### Staff Comments

Abigail Free presented the staff report, and recommended condition. This case shall re-establish conditions to vacate a public right-of-way, known as Cooper Street from Meigs Street to the east property line on City lot #2913. The vacation was approved September 12, 2017 (Case PLN2017-00146). The petition and engineering fee were submitted after the 1-year time allotted to complete the vacation process. An extension cannot be applied due to the length of time since approval.

#### Public Comments

None.

#### Board Discussion

Mr. Sauer asked how the easement condition would be provided. Ms. Free said it would be part of the vacation approval ordinance.

#### Board Action

A motion was made by Mr. Bradley, seconded by Mr. Payne and carried to find that the proposed vacation met the criteria cited in R.C.G.O. Section 150.445(B) as outlined in the staff report and therefore the Plan Board established the following condition:

1. Establish a 14-foot access easement centered on Cooper Street so that all properties within the vacated area can access the rear area.

Mr. Richard Wright	Present; did not vote	Mr. Paul Bradley	Yes
Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. Jeff Payne	Yes	Mr. Greg Scott	Yes

Minutes approved by the City Plan Board on August 11, 2020.

Tony Kroeger, Secretary  
City Plan Board



# City of Dayton City Plan Board

## Summary Minute Record July 14, 2020

### 2. PLN2020-00236 – Record Plan – Mendelsons (Revision)

Applicant: Mr. David Marshall  
The Kleingers Group  
3040 Presidential Drive  
Suite 202  
Fairborn, OH 45324

Priority Land Use Board: Downtown

Planning District: Webster Station

Decision: Approved with Conditions

#### Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate many city lots into three city lots and dedicate right-of-way.

#### Public Comments

None.

#### Board Discussion

The Plan Board discussed the case. Mr. Sauer asked if any access easements were needed. Ms. Free said all lots have right-of-way access.


#### Board Action

A motion was made by Mr. Bradley, seconded by Mr. Sauer and carried to approve Case PLN2020-00236 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 the existing 30-ft, no-build easement around the McCormick building. It was established in 1998 to protect its window & door openings in the south and west walls.
5. A 15' radius is required for all intersections of public streets.
6. Lot lines shall not go through buildings.
7. AT&T requests a 10'-0" wide easement along the southern property lines for aerial utilities that run along the northern edge Kramer Lane.
8. Extinguish the existing 56'-0" x 10'-0" wide DP&L easement running along the vacated alley known as Swan Lane.

Mr. Richard Wright	Present; did not vote	Mr. Paul Bradley	Yes
Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. Jeff Payne	Yes	Mr. Greg Scott	Yes

Minutes approved by the City Plan Board on August 11, 2020.

  
Tony Kroeger, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 14, 2020

#### 3. PLN2020-00237 – Record Plan – 140 (East) Monument

Applicant: Mr. David Marshall  
The Kleingers Group  
3040 Presidential Drive  
Suite 202  
Fairborn, OH 45324

Priority Land Use Board: Downtown

Planning District: Downtown

Decision: Approved with Conditions

#### Staff Comments

Abigail Free presented the staff report and recommended conditions. This record plan will consolidate eight lots into one lot.

#### Public Comments

None.

#### Board Discussion

None.

#### Board Action

A motion was made by Mr. Payne, seconded by Mr. Bradley carried to approve Case PLN2020-00237 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. No 15' radius is needed because there is enough space for an ADA-compliant curb ramp.
5. Retain an existing easement for AT&T underground utilities running through the vacated alley known as Lowe Lane. Easement shall be 10-ft wide along south property line.
6. Retain the existing 15'-0" x 15'-0" easement for underground Vectren utilities.

Mr. Richard Wright	Present; did not vote	Mr. Paul Bradley	Yes
Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. Jeff Payne	Yes	Mr. Greg Scott	Yes

Minutes approved by the City Plan Board on August 11, 2020.

Tony Kroeger, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 14, 2020

**4. PLN2020-00142 – Zoning Map Amendment -- Rezone 12.531 +/- acres at Old Troy Pike and Needmore Road from SR-2 Suburban Single-Family Residential to SMF Suburban Multi-Family for a future multi-family development.**

Applicant: Mr. Greg Smith  
Oberer Companies  
3445 Newmark Drive  
Dayton, OH 45432

Priority Land Use Board: Northeast  
Decision: Recommended Approval

Planning District: Kittyhawk

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#### Staff Comments

Jen Lumpkin presented the case. She said staff believed the determinations and findings could be made and recommended approval.

The proposed zoning map amendment for 12.531 acres at Old Troy Pike and Needmore Road would change the zoning from Suburban Single-Family Residential (SR-2) to Suburban Multi-Family (SMF) for a future multi-family development.

When purchased, the subject site was zoned Light Industrial and was changed to Suburban Single-Family Residential by the City in 2006. The owner has determined that the topography along with limited vehicular access along Needmore Road prevents the site from being suitable for anything other than a small, multi-family building.

While there is not yet a development plan for this site, the owner has provided a preliminary site plan and elevations that show how a 3-story, 66-unit multi-family building may be built on the property while keeping existing mature trees and providing for adequate parking and drainage. Discussions between the owner and the Dayton Fire Department have determined that the preliminary plan would be adequate for safety. Should the zoning map amendment be approved and development move forward, the owner would need to work with the City Engineer to allow for left turns from the property onto Needmore Road where Annual Average Daily Traffic (AADT) is in excess of 20,000.

Staff recommends approval of the zoning map amendment. The City would like to see residential development in this area, and the applicant has provided a clear vision for how this can be sustainably accomplished with a change to the current zoning. Nearby residents and the Northeast Priority Land Use Board are also in support of this change.

#### Public Comments

The Northeast Land Use Board submitted correspondence in support of the proposal. Neighbor Janet Whitaker, 4569 Old Troy Pike, Dayton, OH, called staff to voice support of the amendment.

The applicant, Greg Smith, Oberer Companies, 3445 Newmark Drive, Dayton, OH, spoke in support of the project and answered questions from the Plan Board. He said Oberer has owned the property for 30 years and single-family development does not lend itself to the site's topography and lengthy Needmore Road frontage.

**Board Discussion**

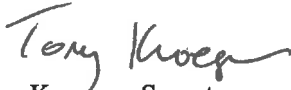
None.

**Board Action**

A motion was made by Mr. Bradley, seconded by Mr. Payne and carried to recommend City Commission approval of Case PLN2020-00142 based on the Plan Board's ability to make the determinations specified in R.C.G.O. Section 150.125.7 as outlined in the staff report.

Mr. Richard Wright	Present; did not vote	Mr. Paul Bradley	Yes
Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. Jeff Payne	Yes	Mr. Greg Scott	Yes

Minutes approved by the City Plan Board on August 11, 2020.



Tony Kroeger, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record

July 14, 2020

**5. PLN2020-00216 – Zoning Map Amendment – Establish a Planned Development overlay at 633 & 645 W. Grand Ave. and 632-634 & 702-704 North Avenue (1.43 acres) that would allow for multi-family dwelling units, with associated regulations**

Applicant: Mr. David Lemberg  
Mountain Lion, LLC  
2443 South Dixie Drive  
Dayton, OH 45409

Priority Land Use Board: North Central Planning District: Grafton Hill

Decision: Continued to August 11, 2020

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#### Staff Comments

Tony Kroeger presented the staff report. The applicant requests a zoning map amendment from single-family residential, MR-5, to the same underlying zoning with a Planned Development overlay. The property has a recent zoning history as follows:

- November 13, 2019 - submittal for a Planned Development for 0.96 acres that included the apartment buildings at 633 Grand and 645 Grand.
- December 9, 2019 – informal meeting with North Central Land Use Board and neighborhood representatives.
- January 6, 2020 – North Central Land Use Board meeting – recommend continuance
- February 3, 2020 North Central Land Use Board meeting - recommended approval of the planned development with the condition that the property comply with the development standards put forth by Planning Staff, specifically a ratio of 1.5 off-street parking spaces per unit, landscaped community space, security, and compliance with City regulations in modifying structures located within a historic district.
- The applicant met with neighborhood representatives multiple times in this time period as well
- February 11, 2020 - that application was denied at Plan Board
- Since that February 11, 2020 meeting and before this submittal, additional properties acquired at 714 North Avenue and 632-634 North Avenue.
- June 12, 2020 - current application submitted
- July 6, 2020 - North Central Land Use Board meeting – recommend continuance
- July 14, 2020 - Plan Board meeting.

Prior to the submittal of plans for this current application, the applicant sought the assistance of App Architecture and also acquired property to the northwest and to the east.

#### Project Setting:

The area in which this site is located is somewhat eclectic, although the immediately predominant land use is single-family homes. That being said, Grafton Oaks Rehabilitation and nursing care is 60 feet to the northeast; the senior living facility Grand Place is 220 feet to the southwest; and a Dollar General store is 235 feet to the southwest.

#### Proposed Use:

The proposed Planned Development calls for the reuse of four vacant structures, including two apartment buildings.

Aside from the extensive rehabilitation of these vacant structures, the plan includes the following changes:

- Removal of two curb cuts at West Grand Avenue.
- The removal of the vehicular drive and the construction of a community courtyard between 633 Grand and 645 Grand.
- A new parking layout with additional parking area
- A metal, ornamental fence is proposed around the site perimeter, with gates for vehicular entry

There are 85 vehicular parking spaces proposed for 62 units. Additionally, 64 bicycle spaces are proposed, which would typically allow for a reduction of nine vehicular parking spaces. Staff has concerns regarding some of the parking spaces, which are addressed in the analysis below.

Vehicular transportation would be via North Avenue as the curb cuts from Grand Avenue would be removed at the expense of the applicant. Bicycles would utilize the street network, as well as a future bicycle "cycle track" on Salem Avenue.

Exterior lighting must comply with 150.420.3 (Exterior lighting standards). Lighting is not addressed in the plan, and a reasonable plan for such must be submitted.

In terms of parking quantity, staff continues to recommend 1.5 parking spaces per unit. With the allowable reduction for bicycle parking, the 61 proposed units would require 92 parking spaces shown. (94 are shown on the plans).

If Plan Board approves the Planned Development, it would also be approving the Final Plan for the development. In other words, it would not come back for site design review, as that review is essentially occurring concurrent with the PD approval.

Mr. Kroeger presented an alternate site plan produced by staff. Staff felt that if this Planned Development is approved it should be this alternate version or very similar. Notable in the alternate plan is:

- The removal of the visitor spaces off of North
- More appropriate setbacks from Grand and the neighboring property to the east
- A total of 63 vehicular parking spaces
- Dumpster relocation
- Better connectivity and flow
- Street trees and other notable improvements

Staff recommended the following options:

1. Continuance to the next Plan Board meeting to allow for neighborhood input and applicant analysis of staff recommended site plan and other issues;
2. Approval of the modified plan presented by staff;
3. Denial of the application based on the inability to make the required findings.

#### **Public Comments**

Mr. Scott announced that public comments would be limited to five minutes per speaker. Ms. Schenking said this time limit would not apply to Tim Bement, the applicant's architect and representative.

Tim Bement, applicant's architect and representative, App Architecture, 615 Woodside Drive, Englewood, OH, described the project and answered questions from the Plan Board. He presented a revised site plan

that incorporated elements of the site plan recommended by staff. He said proposed parking in the Grand Avenue front yard is to be depressed and screened by a berm. He explained how the revised site plan would provide 1.5 parking spaces per unit which would leave some units in the buildings vacant. He said if more land is provided for parking over time more units could be brought on line. Parking spaces will be assigned and bicycles will be available for tenants to use.

The North Central Priority Land Use Board submitted correspondence explaining why it voted unanimously to table action on the case.

Preservation Dayton submitted a letter requesting denial of the proposal.

Dan Barton, 338 Central Avenue, spoke in opposition to the proposal and asked that it be denied. He said the application was incomplete and the community did not have time to review the staff's counter proposal. He said a BZA order on the property was binding. Mr. Bradley asked if a continuance would be a better option than denial of the application. Mr. Barton said a continuance assumes the application is complete and it's not.

John Edinger, President, Grafton Hill Neighborhood Association, 227 Belmonte Park East, spoke in opposition to the proposal and asked that the application be rejected until it's in full compliance with the Zoning Code. More input and more time is needed. He referenced the BZA decision regarding the former apartment which last occupied the apartment buildings. He said the application was delinquent.

Eric Dye, Vice President, Grafton Hill Neighborhood Association, 308 Central Avenue, Dayton, OH, said this application lacked coordination with plans. What he saw with this application was a lot of concrete, not much green space, small apartments. He wanted to see floor plans for the project. He said the neighborhood asked for the fence around the site.

Chris Barton, 338 Central Avenue, Dayton, OH, spoke in opposition to the proposal. She said someone appears to be living in the buildings. Carl Daugherty, Zoning Administrator, said the buildings have no legal occupancy at this time. She said these buildings have delivered years of negative impacts -- noise, drug dealing, and fights. The site's zoning of MR-5 does not support this plan.

Steve Makovec, 6533 Pond Ridge Drive, Centerville, OH, President, Jane Reece Neighborhood Association, and Salem Avenue Peace Corridor representative, spoke in opposition to the proposal. He said the properties involved in the proposal are delinquent in property taxes, \$49,000 worth. What is the likelihood that these buildings will be brought up to standards and maintained? Some neighborhoods are suffering at the hands of multi-family developments. He doesn't have a good feel about this project.

Joe Gill, 700 Richmond Avenue, Dayton, OH, had concerns about traffic flow. He doesn't want to see traffic flow from one parking lot to another -- that leads to drug dealing. He said the traffic diverter on North Avenue needs to be taken into account in the site plans.

Joseph Moore was called to speak but did not respond.

Chris Nedrow, 609 West Riverview, Dayton OH, spoke in opposition to the proposal and said it is a direct departure to city actions over time. Citizen participation was not afforded in a real manner to Grafton Hill residents.

Loren and Emily Nelson, 623-625 West Grand Avenue, Dayton, OH, said they live next door to the site and spoke in support of the project. Mr. Nelson said Tim Bement and David Lemberg met with them and



addressed to their satisfaction their major concern which is quality of life. They want investment in the area nourished.

The applicant, David Lemberg, Mountain Lion, LLC, 2443 South Dixie Drive, Dayton, OH, said he has chosen the neighborhood as his home. This is an opportunity to do something beneficial. He has met the community's request for 1.5 parking spaces per unit, open space and fencing. The staff proposal is not financially feasible. The revised plan Tim Bement presented is a win-win. He would be willing to make utility cut-offs to units that cannot be occupied due the Planned Development requirements. He is dealing with the tax delinquencies.

It was asked of those attending if anyone else wished to speak. No one else asked to speak; Mr. Scott closed the public hearing.

### **Board Discussion**

The Plan Board discussed the case. Mr. Payne asked how occupancy will be frozen internally to the number allowed by the Planned Development. Mr. Bement said that can occur during the construction documents phase where the number of units is stipulated and tied to zoning approval.

Mr. Scott said the Plan Board had the authority to consider a Planned Development for this site. He asked if conversations were held with various groups. Mr. Bement said conversations were held with the North Central Priority Land Use Board and the Nelsons who live next door to the project.

Mr. Scott asked if any thought was given to façade changes to the two main buildings to better integrate them into the neighborhood. Mr. Bement said these mid-century modern buildings stand the test of time and this neighborhood has other apartments of the same genre.

Mr. Daugherty said some of the properties in the proposal are considered thru-lots and are not supposed to have parking in the front setback.

Ms. Pegues said receiving a revised site plan from the applicant during the meeting was a concern to her as was the lack of citizen input.

Mr. Sauer said a refusal to work with the applicant was a disservice to the city, the economics of the site and ignored the number of multi-family buildings in Grafton Hill that are assets. He was in favor of the proposal with some modifications. It was a workable plan.

Mr. Bradley echoed Ms. Pegues concerns. He recommended a continuance. Ms. Pegues said she supported a continuance to allow time to engage people in conversation to reuse the properties.

Mr. Payne explained why he thought some of the considerations for a change in zoning classification for a property listed in Section 150.125.7 of the Zoning Code could not be made: the proposed change in classification was inconsistent with the comprehensive plan because the process identified property that would be non-conforming; the buildings have lost their usefulness -- they have not had legal occupancy in a while; he is unsure the proposed changes would allow the buildings to operate profitably; and there is no error in the Zoning Map. He thought this was an overuse of the land to occupy as many units as possible in a sea of parking.

Mr. Scott said applicants do themselves a favor if they bring their ideas for a site to staff before they submit an application. He thought the proposal needed to come back the Plan Board. He preferred the staff site plan. He did not like the idea of parking in the front yards.

**Board Action**

A motion was made by Mr. Sauer, seconded by Ms. Pegues and carried to continue this case until the Plan Board's August 11, 2020 meeting to allow time for the parties to meet and develop a mutually agreeable solution.

Mr. Richard Wright	Present; did not vote	Mr. Paul Bradley	Yes
Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. Jeff Payne	Yes	Mr. Greg Scott	Yes

Minutes approved by the City Plan Board on August 11, 2020.



Tony Kroeger, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 14, 2020

#### **6. PLN2020-00076 – Plan Review and Approval – Downtown Streetscape Guidelines and Corridor Plan**

Applicant: Mr. Todd Kinskey, Director  
City of Dayton  
Department of Planning and Community Development  
101 West Third Street  
Dayton, OH 45402

Priority Land Use Board: Downtown      Planning District: Downtown & Webster Station  
Decision: Adopted; To City Commission for Adoption

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#### **Staff comments**

Susan Vincent presented the staff report along with Scott Murphy, Downtown Dayton Partnership, 10 West Second Street, Dayton, OH. The Downtown Streetscape Guidelines and Corridor Plan is a set of guidelines and policies that creates a vision for downtown's streetscapes and corridors. It is part of an ongoing strategy for downtown Dayton that focuses on street vibrancy, pedestrian continuity, and place-making and will serve as the in-depth downtown addendum to the Dayton Transportation Plan 2040 to guide investments in downtown's greater core geography.

The City of Dayton will use this Plan to support and guide new development. This Plan provides guidance for activity and development within Downtown's right-of-ways and will help ensure investments benefit all members of our community by improving streetscapes, providing space for all users, and building a unique sense of place.

The Plan is divided into two parts. The first half provides design guidelines for Downtown's streetscape including lighting, signage, green infrastructure, bicycling, etc. The second half provides detailed design recommendations for Downtown's primary corridors with recommendations for street calming, cycling lanes, and how to create a unique sense of place.

#### **Public Comments**

The Downtown Priority Land Use Board voted to unanimously approve the Plan. The Water Department contributed to the development of the streetscape guidelines portion of the plan and submitted a memo in support of the Plan's adoption.

#### **Board Discussion**

The Plan Board discussed the case. Mr. Sauer asked a question about the planning area and if there is value in defining a consistent downtown boundary that would be reflected in all city plans. Mr. Sauer also raised an interest in utilizing this Plan to help the Plan Board guide future downtown development projects and requested a work session to explore opportunities for greater Plan Board oversight of downtown projects. Mr. Kinskey said staff would set up a work session to further discuss these ideas. Mr. Scott noted an appreciation for the work that went into the development of the Plan

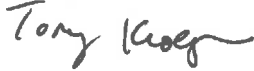
#### **Board Action**

A motion was made by Mr. Bradley, seconded by Mr. Sauer and carried to adopt the plan and find that it is consistent with the City's comprehensive plan, CitiPlan 20/20, reflects and supports the Greater Downtown Dayton Plan, the Dayton Transportation Plan 2040, and other adopted plans and policies for the downtown area.

This plan will serve as the in-depth downtown addendum to the Dayton Transportation Plan 2040 and guide investments in downtown's greater core geography. The plan will also go to the City Commission for adoption. Minutes approved by the City Plan Board on August 11, 2020.

Mr. Richard Wright	Present; did not vote	Mr. Paul Bradley	Yes
Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. Jeff Payne	Yes	Mr. Greg Scott	Yes

Minutes approved by the City Plan Board on August 11, 2020.



Tony Kroeger, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 14, 2020

#### 7. PLN2020-00207 – Plan Review and Approval – Pineview Neighborhood Plan 2020

Applicant: Ms. Caitlin Jacob  
CityWide Development Corporation  
8 North Main Street  
Dayton, OH 45402

Priority Land Use Board: North Central Planning District: Various  
Decision: Adopted; To City Commission for Adoption

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Mr. Bradley recused himself for this case; he is married to the applicant.

#### Staff Comments

Ann Schenking introduced the Pineview Neighborhood Plan 2020. The plan was reviewed by the Plan Board in a work session on June 9, 2020. Staff recommends Plan Board adoption of the plan. The West Priority Land Use Board met on July 9, 2020 and supports adoption of the plan by the Plan Board and City Commission.

#### Public Comments

Caitlin Jacob, CityWide Development Corporation, gave a brief presentation on the plan and changes made to the plan as a result of the June 9 work session. Other than those changes, the plan remains as presented in the work session.

Pineview is a small residential neighborhood in West Dayton, located just off US-35, which was developed during the 1950s by a group of African-American families who were unable to purchase housing in other middle-income neighborhoods due to racially discriminatory housing practices.

Today, Pineview is still a primarily residential neighborhood with a strong emphasis on homeownership. Many of the more than 400 single-family homes within the neighborhood are located on the highest ground in West Dayton with beautiful views of downtown. It is also surrounded by large institutional campuses that draw visitors, clients, and employees from around the region; these include the Dayton Job Corps and the Dayton VA Medical Center, which is the largest employer in West Dayton.

The residents of Pineview have been partnering with CityWide Development on neighborhood projects and planning since 2016 through a HUD Choice Neighborhood Planning Grant that focused on the revitalization of five neighborhoods in southwest Dayton.

This partnership led to successful clean-up and restoration of Lakeside Lake which borders the Pineview neighborhood and is directly across the street from the Dayton VA Medical Center. The spring-fed, 10-acre lake was once part of Lakeside Amusement Park, which opened in 1890 and was an attraction for visitors to the Dayton Soldiers Home (now VA Medical Center). The amusement park was annexed to the City of Dayton in 1930 and closed in 1967. Many Dayton residents have fond memories of visits to the lake, which offered fishing, boating, and a beautiful vista before it was overtaken by honeysuckle and other invasive plants that made it a less attractive destination.

In 2016, after six months of community organizing and relationship-building work with CityWide, residents made it clear that the restoration of the lake was a top priority that would need to be a central component of any community development effort in the neighborhood. They began to organize regular clean-up events at the lake, picking up trash and clearing out brush. Their efforts attracted the attention of a

range of partners, including the Dayton Regional Labor Council, and the Ohio AFL-CIO, which selected the lake restoration as their annual Union Sportsmen's Alliance project. The result was a restored vista to the lake, the installation of a new fishing pier, iron benches, flower beds, signage, and parking lot and a renewed sense of engagement in the neighborhood. As Lakeside Lake has once again become an attractive recreation destination, it has led to additional investment and interest in the neighborhood and become the foundation for a new, energetic community vision.

In the fall of 2019, resident leadership sat down with CityWide for intensive visioning sessions held on September 10, 2019, October 8, 2019, and November 12, 2019. The sessions resulted in a vision statement for Pineview and this plan. The vision statement contained in the plan is to "Create a thriving, beautiful and friendly community that promotes safety, preserves history, and values family for residents today and in the future." Neighborhood priorities were identified, long-term strategies developed to strengthen and grow the neighborhood, and opportunities for additional placemaking were prioritized. Goals identified by residents focused around the following:

- Strengthening boundaries through placemaking and beautification;
- Supporting and growing home ownership and stable, long-term residency in the neighborhood;
- Building resident capacity; and
- Supporting recreational assets.

The Pineview Neighborhood Plan is consistent with CitiPlan 20/20, and reflects and supports the Zoning Code and Map for Dayton and recently adopted plans for the greater Pineview area such as the Greater West Dayton Corridor Strategy (2015), the Greater West Dayton Corridor Plan (2017), and the Renew Miami Chapel Plan (2018).

**Public Comments**

None.

**Board Discussion**

None.

**Board Action**

A motion was made by Ms. Pegues, seconded by Mr. Payne and carried to adopt the plan and find that it is consistent with the City's comprehensive plan, CitiPlan 20/20, reflects and supports the Zoning Code and Map for Dayton and recently adopted plans for the greater Pineview area. The Plan will go to City Commission for adoption.

Mr. Richard Wright	Present; did not vote	Mr. Paul Bradley	Recused self; left meeting
Ms. Geraldine Pegues	Yes	Mr. Matt Sauer	Yes
Mr. Jeff Payne	Yes	Mr. Greg Scott	Yes

Minutes approved by the City Plan Board on August 11, 2020.



Tony Kroeger, Secretary  
City Plan Board



# City of Dayton

## City Plan Board

### Summary Minute Record July 14, 2020

#### 8. PLN2020-00181 – Work Session – Downtown Dayton Wayfinding Plan

Applicant: Mr. Scott Murphy  
Downtown Dayton Partnership  
10 West Second Street  
Dayton, OH 45402

Priority Land Use Board: Downtown      Planning District: Downtown & Webster Station  
Decision: Postponed to August 11, 2020 Meeting

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Due to the lateness of the hour, this case was postponed to the August 11, 2020 Plan Board meeting.

Minutes approved by the City Plan Board on August 11, 2020.

Tony Kroeger, Secretary  
City Plan Board