



City of Dayton

City Plan Board

Minute Record Overview

August 8, 2023
4:30 P.M.

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

Members Present: Mr. William Allen, Ms. Rosie Miller, Ms. Geraldine Pegues, Mr. Matt Sauer, Ms. Ann Schenking, Mr. Greg Scott (departed at 5:10 P.M.)
Members Excused: Dr. Julius Beckham

Mr. Scott called the meeting to order at 4:30 P.M. A motion was made by Ms. Miller, seconded by Mr. Sauer to approve the minutes of the July 11, 2023, meeting.

Mr. Kroeger made the following announcements: Dr. Beckham has resigned from Plan Board; Jen Hanauer will be taking over for Susan Vincent as Plan Board Secretary; Ordinance 32055-23 establishing PD-188 and changing the underlying zoning for HoM Flats from MR-5 to MMF was passed by City Commission on August 2, 2023.

1. PLN2023-00241 – Subdivision Record Plan Located at 4325 Merrydale Ave

Applicant: Brenda Romero
3 Brad Cir
Dayton, OH 45410
Priority Land Use Board: Northeast Planning District: Eastern Hills
Decision: Approved with Conditions

2. PLN2023-00221– Subdivision Record Plan Located at 2811 E Fifth St

Applicant: EAM GeoData Solutions
40 Pulaski Street
DAYTON, OH 45402
Priority Land Use Board: Northeast Planning District: Burkhardt
Decision: Approved

3. PLN2023-00245– Vacation of Right-of-Way for the Alley South of W Riverview Ave Between Faulkner Ave and N Paul Laurence Dunbar St

Applicant: Brown & Bills Architects, Inc.
55 Hillside Ct
Englewood, OH 45322
Priority Land Use Board: North Central Planning District: Southern Dayton View
Decision: Approved with Conditions

4. PLN2023-00246– Vacation of Right-of-Way for the Southern Section of Faulkner Ave Past W Riverview Ave

Applicant: Brown & Bills Architects, Inc.
55 Hillside Ct
Englewood, OH 45322
Priority Land Use Board: North Central Planning District: Southern Dayton View
Decision: Approved with Conditions

**5. PLN2023-00238– Final Plan Review for the Residential Development for the Pheasant Crossing
Planned Development**

Applicant: Maronda Homes
5900 Wilcox Place
Dublin OH 43016

Priority Land Use Board: Northeast

Planning District: Pheasant Hill

Decision: Approved

6. PLN2023-00256 – Plans for Approval for the Active Transportation Plan

Applicant: City of Dayton
101 W. 3rd Street
Dayton, OH 45402

Priority Land Use Board: NA

Planning District: NA

Decision: Adopted with Recommendation for City Commission to Adopt

The Plan Board meeting was adjourned by Mr. Sauer at 6:00 P.M.

Minutes approved by the City Plan Board on September 12, 2023.

Jennifer Hanauer, Secretary
City Plan Board



City of Dayton

City Plan Board

Summary Minute Record

August 8, 2023

1. PLN2023-00241 – Record Plan – Romero Plat (4325 Merrydale Ave.)

Applicant: Brenda Romero

Priority Land Use Board: Northeast

Planning District: Eastern Hills

Decision: Approved with conditions

Staff Comments

Jeff Green presented the staff report and recommended conditions. The request is to consolidate four (4) City lots into one (1) City lot. The lot meets the minimum requirements of the ER-4 Eclectic Residential District.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Sauer seconded by Ms. Pegues and carried to approve Case PLN2023-00241 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 AES, Centerpoint, City of Dayton Water, etc.
4. Revise as marked-up by the Dayton Civil Engineering Division

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

Minutes approved by the City Plan Board on September 12, 2023.

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City of Dayton

City Plan Board

Summary Minute Record

August 8, 2023

2. PLN2023-00221 – Record Plan – 2811 E Fifth Street Plat

Applicant: Eric Moody/ EAM GeoData Solutions

Priority Land Use Board: Northeast Planning District: Burkhardt

Decision: Approved as Submitted

Staff Comments

Elizabeth Dakin presented the staff report and recommended conditions. The request is to consolidate two 2) City lots (parcel IDs R72 04607 0054 and 0055) into one (1) City lot. The lot meets the minimum requirements of the MR-5 Mature Single Family Residential district. The current use is a residence.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Ms. Pegues seconded by Mr. Sauer and carried to approve Case PLN2023-00221.

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

Minutes approved by the City Plan Board on September 12, 2023.

Jennifer Hanauer, Secretary City Plan Board

3. PLN2023-00245 and 00246 – ROW Vacation – Public Way Vacation requests: The Alley south of W Riverview Avenue to N Paul Laurence Dunbar Street & the southern part of Faulkner Avenue below W Riverview Avenue and terminating at the alley.

Applicant: Brown & Bills Architects, Inc.

Priority Land Use Board: North Central Planning District: Southern Dayton View

Decision: Approved with Conditions

Staff Comments

Elizabeth Dakin presented the staff report and recommended conditions. These cases are a request to vacate the following Public Right-of-Ways: The Alley south of W Riverview Avenue to N Paul Laurence Dunbar Street & the southern part of Faulkner Avenue below W Riverview Avenue and terminating at the alley.

Ms. Dakin showed photos of the alley and southern portion of Faulkner Avenue to be vacated and the surrounding properties. Ms. Dakin noted that the alley and the southern portion of Faulkner only serve the property locate at 1500 W Riverview since the school takes access directly from Riverview Avenue and N Paul Laurence Dunbar Street. She went on to explain in detail and show the plans for a community center which will take place on the property, and which requires the approval of the vacations due to the site needing portions of the existing right of way. Ms. Dakin reported that the Board of Zoning Appeals had approved the request on condition that the right of way vacations be approved.

Ms. Dakin noted that 6” water main and a 8” sanitary line has been noted by the Department of Water along the east side of Faulkner Avenue. Staff has recommended the establishment of the 20’ easement requested by the Department of Water for the water main and sanitary line. Ms. Dakin noted that all the standards could be met and recommended the applications be approved with conditions.

Ms. Dakin noted that the applicant had forwarded a letter from the Dayton Leadership Academy stating their support of the Community Center itself but also their intention to allow the Community Center to have the entire right-of-way vacation areas that border their school property.

Public Comments

None.

Board Discussion

The Board mentioned that even though the applicant had satisfied the condition staff recommended for receiving something in writing from Dayton Leadership Academy for their portion of the right of way vacations, they should leave the condition in since it is precedent to receiving the letter. The Board also mentioned that it appeared that the right of way for Faulkner crossed the fence that Dayton Leadership Academy had put up and Dayton Leadership Academy may want to consider that before waiving their portion in favor of the Community Center. The Board made separate motions on the street and alley vacations.

Board Action

A motion was made by Ms. Schenking, seconded by Ms. Pegues and carried to approve Case PLN2022-00245 with conditions.

Conditions include:

1. A water utility easement shall be established for the existing 6” water main and 8” sanitary line that are located on the east side of Faulkner Avenue in a matter acceptable to the Department of Water. The easement shall be 20-ft wide with the pipes centered in the



City of Dayton

City Plan Board

Summary Minute Record August 8, 2023

- easement.
2. 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.
 3. The alley mouth at N Paul Laurence Dunbar Street as well as the street mouth at the southern end of Faulkner where it meets W Riverview Ave shall be removed and replaced with curb and walk. All work shall be completed within 90 days of the vacation and to City of Dayton standards.
 4. Both property owners abutting the alley and portion of Faulkner Ave to be vacated shall receive half of each vacated public way unless written and documented permission from the property owner is given to surrender their half to the other abutting property owner.
 5. AT&T will reserve any existing easement and/or ROW rights. It is the responsibility of the owner to do locates prior to any constriction and to request the removal of any AT&T facilities.

Mr. William Allen	Yes	Mr. Matt Sauer	No
Dr. Julius Beckham	Absent	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		

A motion was made by Ms. Schenking, seconded by Ms. Miller and carried to approve Case PLN2022-00246 with conditions.

Conditions include:

1. A water utility easement shall be established for the existing 6” water main and 8” sanitary line that are located on the east side of Faulkner Avenue in a matter acceptable to the Department of Water. The easement shall be 20-ft wide with the pipes centered in the easement.
2. 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.
3. The alley mouth at N Paul Laurence Dunbar Street as well as the street mouth at the southern end of Faulkner where it meets W Riverview Ave shall be removed and replaced with curb and walk. All work shall be completed within 90 days of the vacation and to City of Dayton standards.
4. Both property owners abutting the alley and portion of Faulkner Ave to be vacated shall receive half of each vacated public way unless written and documented permission from the property owner is given to surrender their half to the other abutting property owner.
5. AT&T will reserve any existing easement and/or ROW rights. It is the responsibility of the owner to do locates prior to any constriction and to request the removal of any AT&T facilities.

Mr. William Allen	Yes	Mr. Matt Sauer	No
Dr. Julius Beckham	Absent	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		



City of Dayton

City Plan Board

Summary Minute Record

August 8, 2023

Minutes approved by the City Plan Board on September 12, 2023.

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City Plan Board



City of Dayton

City Plan Board

Summary Minute Record

August 8, 2023

5. PLN2023-00238 – Final plan approval for the Villages at Pheasant Ridge under the development standards of PD-186

Applicant: Maronda Homes

Priority Land Use Board: Northeast

Planning District: Pheasant Hill

Decision: Approved as Submitted

Staff Comments

Jeff Green presented the request which is for final plan review for the residential development of the Pheasant Crossing Planned Development, as regulated by PD-186. He noted the final plan review request is only for the proposed detached single-family development (194 detached homes) as noted on the submitted plans.

Mr. Green went over the request, locational maps, and plans associated with this request. He further stated the history of the proposal and City Commission's recent approval of the PD-186 whose standards now govern the site. Mr. Green showed the new elements of the plan such as the landscaping plan, park plan, and revised stormwater plan.

For public comment, Mr. Green noted that the Northeast Priority Land Use Board met on August 3rd, 2023, and recommended approval of the request. He also stated he received two comments from a nearby residents who requested a swimming pool be added so new residents would not overburden the existing community pool further to the south and that the walking paths have more benches. Mr. Green explained that staff has kept staff of Huber Heights, Bath Township, and Greene County Engineering informed of the process and ability to provide feedback where applicable.

Mr. Green went over the standards for approval and noted staff believes they could be met. He stated that staff would recommend the final plan be approved based on meeting the necessary standards and the ability to meet objectives of both the Northeast Neighborhood Visions Plan as well as the Comprehensive Plan.

Public Comments

Joanne Shelly, 5980 Wilcox Place Dublin OH, identified herself as the planner for the proposal. Ms. Shelly noted the intent is to provide a variety of housing types for the community. She reiterated the concerns from the community and how the plans have changed to better reflect that.

A discussion occurred between the placement of the cluster mailboxes and the HOA's responsibilities in maintaining common areas.

Brian Hosel, 4710 Interstate Drive, Cincinnati OH – identified himself as a representative for Maronda Homes. He discussed the phasing and price point of the new homes.

A discussion between the board and applicant team was had revolving around benches placed around the development based off a neighbor's comment.

Board Discussion

The board discussed if the perimeter walking path and whether or not it should be paved.



City of Dayton

City Plan Board

Summary Minute Record

August 8, 2023

Board Action

A motion was made by Ms. Miller seconded by Mr. Allen and carried to approve the final plan by finding the proposal could meet the necessary standards found in R.C.G.O. 150.350.7 and R.C.G.O. 150.350.8.

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

Minutes approved by the City Plan Board on September 12, 2023.

Jennifer Hanauer, Secretary City Plan Board



City of Dayton

City Plan Board

Summary Minute Record August 8, 2023

6. PLN2023-00256 – Dayton’s Active Transportation Plan

Applicant: Todd Kinskey, City of Dayton

Priority Land Use Board: [Citywide] Planning District/Historic District: [Citywide]

Decision: Recommended City Commission Adoption

Staff Comments

Susan Vincent introduced the case sharing the Dayton Active Transportation Plan background, timeline, and engagement efforts. Katie O’Lone from Toole Design presented the plan recommendations, prioritization, and implementation plan.

More inclusive than stand-alone pedestrian or cycling plans, active transportation plans identify a vision, goals, and strategies to meet the needs of people who walk, bike, and/or use mobility devices with a focus on creating safe, convenient, and accessible active transportation options. Dayton’s effort included extensive community engagement, rigorous analysis of existing conditions, and the creation of a comprehensive vision for a more connected, accessible city.

The final draft is organized into eight (8) chapters including an Executive Summary, Vision and Goals, Community Engagement, Existing Conditions, Proposed Projects and Programs, Priority Projects, Implementation, and Appendixes. Most of the technical analysis, mapping, and comments received from the public are included in the appendixes in an effort to provide the most pertinent and helpful materials in the document body.

The completed plan will be made available online for the public to download and view. Proposed next steps include providing online interactive maps, data dashboards, and community updates on a regular schedule.

Further Discussion

Mr. Sauer asked a clarifying question about whether all crossing improvements are identified at intersections. Ms. O’Lone shared the analysis conducted and recommended process for improving crossings. Ms. Vincent shared additional context on crossings recommended along Edwin C. Moses.

Ms. Schenking commented on the number of intersections identified for improvement and asked for clarity regarding prioritization. Ms. O’Lone provided more explanation regarding the analysis conducted for intersections and recommended process for making improvements.

Ms. Schenking expressed general support for the plan and recommendations but offered edits on spelling, wording, and descriptions for specific sections of the plan. She also asked for more explanation regarding the removal of “enforcement” from safe routes to schools and active transportation plans.

Mr. Allen asked a question about how ebikes and edevices share the bike trails and pathways. Ms. O’Lone provided an explanation for how active transportation plans can discuss or plan for edevice use on networks including providing guidelines regarding design and speed of devices. Additional consideration may be added in the programmatic section.

Mr. Sauer asked how this plan will interact with the existing Transportation Plan 2040. Ms. Vincent explained that the AT plan provides a more detailed recommendation for the cycling network and builds upon the Transportation Plan 2040. It should be used as the guide for design decisions for the cycling network and will influence the City's upcoming Vision Zero Plan (Safe Roads and Streets for All).

Board Action

A motion was made by Ms. Schenking, seconded by Mr. Allen, and carried to adopt and forward to the City Commission for adoption the Active Transportation Plan. Based on the board's ability to find it consistent with the city's comprehensive plan and other plans and policies that have applicability to the city's active transportation systems, the Plan Board considers the plan to be an updated component of the city's comprehensive plan and recommends City Commission adoption of the plan.

Mr. William Allen	Yes	Mr. Matt Sauer	Yes
Ms. Geraldine Pegues	Yes	Ms. Ann Schenking	Yes
Ms. Rosalyn Miller	Yes	Mr. Greg Scott	Excused

Minutes approved by the City Plan Board on October 10, 2023.

Jen Hanauer, Secretary
City Plan Board