



City of Dayton

City Plan Board

Minute Record Overview

August 9, 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, Ms. Geraldine Pegues,
Mr. Matt Sauer, Ms. Ann Schenking, Mr. Greg Scott

Mr. Scott called the meeting to order at 4:30 P.M. A motion was made by Ms. Miller, seconded by Ms. Schenking (abstentions from Ms. Pegues) to approve the minutes of the June 14 and July 12, 2022, meetings.

1. PLN2022-00292 – Vacation of Right of Way at 245 Salem Ave

Applicant: MA Design c/o Russ Garber
775 Yard Street, Suite 325
Columbus, OH 43212

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

Decision: Approved with Conditions

2. PLN2022-00291 – Subdivision Record Plan Located at 117 Horace Ave

Applicant: EAM Geodata Solutions c/o Eric Moody
40 Pulaski St
DAYTON, OH 45402

Priority Land Use Board: West Land Use Board Planning District: Wright-Dunbar

Decision: Approved with Conditions

3. PLN2022-00279 – Subdivision Record Plan Located at 316 E. Lincoln St

Applicant: Magnetic Home Services c/o Jared Korman
3387 Fishinger Mill Dr.
Hilliard, OH 43026

Priority Land Use Board: Downtown Land Use Board Planning District: South Park

Decision: Approved with Conditions

4. PLN2022-00293 – Subdivision Record Plan Located at 652 Oak St

Applicant: EAM GeoData Solutions c/o Eric Moody, PS
40 Pulaski St
DAYTON, OH 45402

Priority Land Use Board: Downtown Land Use Board Planning District: South Park

Decision: Approved with Conditions

5. Presentation: Miami Valley Regional Planning Commission's Active Transportation Plan

Presenter: Matthew Lindsay, Manager of Environmental Planning

Decision: No Action Required

Board Discussion

The Board engaged in a discussion with Mr. Lindsay about MVRPC's regional Active Transportation Plan with specific questions about how trail use and congestion changed during COVID and post-pandemic; age of data used for sidewalk analysis; scooter use and where they should be parked and driven; accessibility concerns for seniors and those with mobility devices; and how local maintenance and system managements relate to the regional plan.

Ms. Pegues asked for information about Miracle Lane and an adjacent CityWide owned property; Mr. Kroger said he'd check into the status of the property.

Ms. Vincent alerted the Board to the fact that the Zoning Code Text Amendments would be reviewed at City Commission on August 10th.

The Plan Board meeting was adjourned at 6:25 P.M.

Minutes approved by the City Plan Board on September 13, 2022

Susan Vincent, Secretary
City Plan Board



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Summary Minute Record

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1. PLN2022-00292 – Vacation of Public Right-of-way – Alley east of Salem Ave from Plymouth Ave north to City Lot #7599 (Longfellow School)

Applicant: EAM GeoData Solutions c/o Eric Moody

Priority Land Use Board: NorthCentral Planning District: Grafton Hill

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This case is a request to vacate the alley, 16.5-ft wide by 250-ft long, located east of Salem Avenue from Plymouth Avenue to the north property line of City lot #7599. The vacation is being requested in conjunction with the redevelopment of Longfellow School.

The northern portion of the alley has already been vacated, so it is already broken. Staff has asked that the alley exhibit be revised to remove the proposed building footprint. Staff believes that the standards for vacation can be met however, the alley is currently being used for underground and aerial utilities. Due to the utilities, Staff requests to establish a utility easement for the full length and width of the alley. Once a plan is in place and approved by the utilities to reroute or abandon the utilities, the easement can be extinguished through a record plan. The site's lots also need future consolidation through a record plan as there is a new building planned for construction that crosses over current property lines.

Public Comments

None.

Board Discussion

Ms. Pegues asked how and when will the developer finalize the rerouting of utilities. Ms. Free clarified that rerouting can be done after the vacation has been approved and finalized but before any lot consolidation or construction takes place. By requiring a utility easement, the current utilities will be safeguarded. Mr. Sauer added that there is plenty of time to finalize the rerouting of the utilities. Mr. Kinsky sees the risk as pretty low that alley vacation will adversely affect the area even if the development falls through. He clarified that all the land abutting the alley will be under the same ownership.

Mr. Scott asked when the applicant would be required to replace the sidewalk or create a driveway if the plan would change? Ms. Schenking stated that the 90 days doesn't start until it the vacation is recorded at Montgomery County. Ms. Free stated that she notified the applicant and they did not submit any response.

Board Action

A motion was made by Ms. Schenking seconded by Ms. Miller and carried to approve Case PLN2022-00292 with the following conditions:

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. The alley mouth at Plymouth Avenue shall be removed and replaced with curb and walk, or a driveway shall be constructed. All work shall be completed within 90 days of the vacation and to City of Dayton standards.

3. Establish a utility easement for underground water and aerial AES and AT&T utilities for the full length and width of the alley to be vacated, roughly 16.5-ft wide by 250-ft long.
4. Remove the proposed building footprint from the alley vacation exhibit.

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

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2. PLN2022-00291 – Record Plan – Jackson- Richmond

Applicant: EAM GeoData Solutions c/o Eric Moody

Priority Land Use Board: West Planning District: Wright-Dunbar

Decision: Approved with conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. The record plan will consolidate four (4) City lots into two (2) City lots. The lot meets the requirements of the MR-5/ HD-2 Mature Single-family residential district with an historic overlay. There are two existing dwellings that are being consolidated with empty side lots.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Sauer seconded by Ms. Pegues and carried to approve Case PLN2022-00291 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.

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	Yes		

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3. PLN2022-00279 – Record Plan – Magnetic Home Services, LLC

Applicant: Magnetic Home Services c/o Jared Korman

Priority Land Use Board: Downtown Planning District: South Park

Decision: Approved with conditions

Staff Comments

Susan Vincent presented the staff report and recommended conditions. The record plan will Reconfigure one (1) city lot and subdivide two (2) City lots into three (3) City lots within the MR-5 Mature Single Family Residential District and HD-2. Three subdivided lots received BZA approval (PLN2022-00132) to reduce lot width and area to allow for three attached single-family dwellings. Existing structures do not meet minimum set back requirements and require variances. The subdivision is a requirement of the building and permitting division.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Ms. Pegues seconded by Dr. Beckham and carried to approve Case PLN2022-00279 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. Variance approval for 320 E. Lincoln Street to allow for two point six (2.6) foot instead of three (3) foot side (southwest) setback.
5. Prior to recording the record plan, the existing dwelling shall be demolished so that no property lines run through a structure.

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

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4. PLN2022-00293 – Record Plan – Doerflein Plat

Applicant: EAM GeoData Solutions c/o Eric Moody, PS
Priority Land Use Board: Downtown Planning District: South Park
Decision: Approved with conditions

Staff Comments

Susan Vincent presented the staff report and recommended conditions. A record plan request to consolidate two (2) city lots into one (1) city lot. The lot meets the requirements of the MR-5/HD-2 Mature Single Family residential district with an historic overlay.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Ms. Miller seconded by Ms. Pegues and carried to approve Case PLN2022-00293 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.

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	Yes		

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