



# CITY OF DAYTON

## City Plan Board

101 W. Third Street  
Dayton, Ohio 45402  
Phone: (937) 333-3670  
www.daytonohio.gov

### Meeting Agenda

Jan 09, 2018 4:30 P.M.

Training Room, Sixth Floor, City Hall  
101 W. Third Street, Dayton, OH

#### Roll Call

#### Submission of the minutes of the meeting on Dec 12, 2017

#### 1. Case # PLN2017-00366 - 4509 Springfield ST

**Case Type:** Subdivision Record Plan

A consolidation of many City lot into one (1) City lot. The lot meets the requirements of the I-1 Light Industrial District.

**Applicant:** Steve Harsley  
7370 Kingsgate Way  
West Chester, OH 45069

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Springfield

**Historic District:**

**Staff Contact:** Abigail Free

#### 2. Case # PLN2017-00334 - 100 E First ST

**Case Type:** Subdivision Record Plan

A consolidation of fifteen (15) City lots into one (1) City lot. The lot meets the requirements of the CBD Central Business District.

**Applicant:** Brian Smallwood  
4454 Idea Center Boulevard  
Dayton, OH 45430

**Owner:** CARESOURCE MANAGEMENT  
230 N MAIN ST  
DAYTON OH 45402

**Priority Land Use Board:** Downtown Land Use Board

**Planning District:** Downtown

**Historic District:**

**Staff Contact:** Abigail Free

### 3. Case # PLN2017-00365 - 2815 Harshman RD

**Case Type:** Subdivision Record Plan

A subdivision of one (1) City lot into two (2) City lots. The lots meet the requirements of the SGC Suburban General Commercial District.

**Applicant:** Kara Burkhardt  
5335 Far Hills Avenue, Suite 305  
Kettering, OH 45429

**Owner:** DT RETAIL PROPERTIES LLC  
3601 SPRINGHILL BUSINESS PARK  
MOBILE AL 36608

**Priority Land Use Board:** Northeast Land Use Board

**Planning District:** Kittyhawk

**Historic District:**

**Staff Contact:** Abigail Free

### 4. Case # PLN2017-00337 - Alley North of Riverview on Central Ave

**Case Type:** Vacation of Right of Way

A request to vacate the Alley North of Riverview between Central Ave and Alley East of Central Ave. The reasons for the vacation request are to secure area behind properties and continued dedication of alley right of way impedes ability to fully improve property.

**Applicant:** Potamoose Partners LLP  
P.O. Box 2836  
Dayton, OH 45401

**Owner:** Potamoose Partner LLP  
P.O. Box 2836  
Dayton, OH 45401

**Priority Land Use Board:** North Central Land Use Board

**Planning District:** Grafton Hill

**Historic District:**

**Staff Contact:** Chidochashe Moyo

### 5. Case # PLN2017-00340 - Alley North of Vogel Ln

**Case Type:** Vacation of Right of Way

A request to vacate Alley north of Vogel Ln between S Jefferson St and the alley east of Main; Alley east of Main between Vogel Ln and the alley north of Vogel Ln. The reason for the request to vacate the alley east of Main between Vogel Ln and the alley north of Vogel Ln is because the alley has not been in use for a very long time, several buildings and businesses block any use of the alley and K12 & TEJAS would like to add the unused space to our parking lot.

**Applicant:** K12 Gallery & TEJAS c/o Jerri Stanard  
341 S Jefferson St  
Dayton, OH 45402

**Owner:** K12 Gallery & TEJAS c/o Jerri Stanard  
341 South Jefferson Street  
Dayton, OH 45402

**Priority Land Use Board:** Downtown Land Use Board  
**Planning District:** Downtown  
**Historic District:**

**Staff Contact:** Chidochashe Moyo

### 6. Case # PLN2017-00357 - Creston AVE

**Case Type:** Vacation of Right of Way

A request to vacate Creston Ave from Tony Stein Way to the alley north of Tony Stein Way. The reason for the request is to help facilitate a better development site for the DaVinci Project Plan.

**Applicant:** City Wide Development C/o Katie Lunne  
8 North Main Street  
Dayton, OH 45402

**Owner:** Dayton Progressive Development LLC  
8 North Main Street

**Priority Land Use Board:** Northeast Land Use Board  
**Planning District:** McCook Field  
**Historic District:**

**Staff Contact:** Chidochashe Moyo

**7. Case # PLN2017-00358 -**

**Case Type:** Area Plan

Request to approve a Dayton Public Schools District-Wide Safe Routes to School Travel Plan.

**Applicant:** City of Dayton c/o Joe Weinel  
101 West Third Street  
Dayton, OH 45401

**Priority Land Use Board:** N/A

**Planning District:**

**Historic District:**

**Staff Contact:** Jon White

**Comments and Reports**

Ann Schenking  
Secretary,  
City Plan Board