



TROTWOOD
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**CITY OF TROTWOOD
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 22, 2022**

The Trotwood Planning Commission met on February 22, 2022 at 6:00 pm at the Trotwood Community & Cultural Arts Center in the Cultural Arts Suite, 4000 Lake Center Drive, Trotwood, OH 45426.

PLANNING COMMISSION MEMBERS PRESENT:

Ernest Curry
Rap Hankins
Karen Bryant

MEMBERS ABSENT:

Khalilah Forte
Tommy McGuffey

CITY COUNCIL LIAISON:

Yvette Page

GUESTS:

Paul Amegatcher
Johnny Zappia
Todd Cochran
Mike Fields

STAFF PRESENT:

Deborah McDonnell, Planning & Development Director
Jessica Raterman, Planning & Development Technician
Stephanie Kellum, Deputy City Manager

**TROTWOOD PLANNING COMMISSION
WORK SESSION MEETING MINUTES
FEBRUARY 22, 2022**

CALL TO ORDER AND ROLL CALL:

E. Curry called the meeting to order at 18:03 and proceeded with the Pledge of Allegiance. Quorum declared.

ELECTION OF OFFICERS:

K. Bryant moved to elect **E. Curry** as Chair. **R. Hankins** seconded. **All in favor; motion passes (3-0).**

R. Hankins moved to elect **K. Bryant** as Vice Chair. **E. Curry** seconded. **All in favor; motion passes (3-0).**

K. Bryant moved to elect **R. Hankins** as Secretary. **E. Curry** seconded. **Two in favor (2-0).**

APPROVAL OF AGENDA:

K. Bryant moved to approve the February 22, 2022 meeting agenda. **R. Hankins** seconded. **All in favor; motion passes (3-0).**

APPROVAL OF MEETING MINUTES:

R. Hankins made a motion to approve the January 25, 2022 meeting minutes. **K. Bryant** seconded. **All in favor; motion passes (3-0).**

PUBLIC HEARING:

J. Raterman swore in all guest speakers.

E. Curry introduced **PC Case # 22-03: Zoning Map Amendment** to change 0 Shiloh Springs Road, Parcel ID # H33 02112 0178, from a Business Park (BP) to a Residential Multi-Family High Density (RMF-H) zoning district to permit future residential development. Property owner and applicant, Paul Amegatcher dba Okinbia Investment Properties LLC.

D. McDonnell presented the staff. She generally described how the area surrounding the parcel in question is becoming a residential multi-family area. The properties next to this one are residential multifamily. The business park nearby has been there many years yet nothing has happened with it, and the City is not confident development will occur there. Shiloh Springs in this area is becoming residential. She recommended that the board consider approving this request.

Paul Amegatcher, real estate investor in Dayton, described his intent for the land was to use it as residential, and he would like to move forward with that now.

E. Curry confirmed with Ms. McDonnell that this rezoning would bring the parcel in line with the zoning of the surrounding parcels and down Shiloh Springs.

K. Bryant moved to approve PC Case 22-03 Zoning Map Amendment to change 0 Shiloh Springs Road, Parcel ID # H33 02112 0178, from a Business Park to a Residential Multi-Family High Density. **R. Hankins** seconded. **All in favor; motion passes (3-0).**

K. Bryant moved to close the public hearing. **R. Hankins** seconded. **All in favor; motion passes (3-0).**

E. Curry introduced **PC Case # 22-04: Conditional Use Exception** for Used Vehicle Sales along with an Automotive Repair business at 5242 Salem Bend Drive, Parcel ID # H33 00514 0018 in the Salem Avenue Redevelopment Area (SARA) overlay - Regional Business (R-B) zoning district, per Trotwood Codified Ordinance 1166.04(b)1F. Property owner: Bryan Sharp. Applicant: Zappia Motors.

D. McDonnell presented the staff report. She described the physical nature of the property and the allowed uses in this district, along with the possible exceptions listed in the code. The R-B classification allows for the repair part of the business, while the Conditional Use Exception allows the Planning Commission to permit the used vehicle sales. Ms. McDonnell described that staff recommends the Board specify how many spaces can be used for the sale of used cars, for customers, and for staff due to the lack of parking space on the parcel.

John Zappia described his business in the Trotwood community for many years and is simply looking to finish this process so the business can move on.

R. Hankins clarified that the staff recommends five parking spots for selling cars. **Ms. McDonnell** described that the recommendation was to limit it to five, and that the business is keeping two parking spaces for staff. **J. Zappia** said not every bay is used for cars, so they will have adequate space for customers and staff. **K. Bryant** asked how many employees they have, and **J. Zappia** answered two in addition to him and his co-owner. **R. Hankins** asked if five spots was a problem, and **J. Zappia** said he would do that if necessary so no it is not a problem. **K. Bryant** asked what the contingency is if they get more cars than are available now? **Ms. McDonnell** responded that is the reason to include the condition of having up to five cars in the parking lot.

E. Curry asked if there are any requirements that would bring the applicants back to this board. **Ms. McDonnell** said no, but if the exception is granted it is not transferred to future owners. It is specific to the business, not the parcel. **E. Curry** stated concerns that to approve this several things would be against code. **Ms. McDonnell** replied that this does not go against the code and cited the section that allows for this conditional use exception to clarify that the code is not being overlooked in this circumstance but followed.

R. Hankins moved to approve **PC Case # 22-04: Conditional Use Exception** for Used Vehicle Sales along with an Automotive Repair business at 5242 Salem Bend Drive, Parcel ID # H33 00514 0018 in the Salem Avenue Redevelopment Area (SARA) overlay - Regional Business (R-B) zoning district, per the City Code. **No second; motion dies without a vote.**

K. Bryant moved to close the public hearing. **R. Hankins** seconded. **All in favor (3-0); motion passes.**

OLD BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

Ms. McDonnell stated the next regular meeting is scheduled for March 22, 2022; there is a potential development at Olive and Main in the works that may be coming before the board; and there will be upcoming training session on Robert's Rules and the by-laws that will be essential for members to attend.

ADJOURNMENT

R. Hankins motioned to adjourn the meeting at 18:41. **K. Bryant** seconded. **All in favor (3-0); motion passes.**


Prepared by: Jessica Raterman
Chairperson: Ernest Curry