

# City of Trotwood

3035 Olive Road  
Trotwood, Ohio 45426  
937.837.7771  
[www.trotwood.org](http://www.trotwood.org)



## Meeting Agenda - Final

Monday, April 6, 2026

6:30 PM

Trotwood Community and Cultural Arts Center  
4000 Lake Center Drive, Trotwood, Ohio 45426

### City Council

*Mayor Yvette F. Page*  
*Vice Mayor Tyna Brown, Ward 4*  
*Council Member Robert L. Kelley, Jr., Ward 1*  
*Council Member Martha H. Clark, Ward 2*  
*Council Member Milton J. Pearson, Ward 3*  
*Council Member Rhonda C. Finley, At Large*  
*Council Member Denise Moore, At Large*  
*Clerk of Council Kara B. Landis*

**I. Call to Order****II. Invocation****III. Pledge of Allegiance****IV. Roll Call****V. Approve the Agenda****VI. Presentations**

[PR05-26](#) Community Programs by the Montgomery County Recorder's Office  
*Lori Kennedy, Montgomery County Recorder*  
*Nate Mundy, External Communications Manager*

[PR06-26](#) Report of the 2026 Charter Review Commission  
*Rap Hankins, Chair*  
*Crystal Commodore, Vice Chair*  
**Attachments:** [PR06-26 2026 Charter Review Commission - Report](#)

**VII. Consent Agenda**

[SR26-08](#) Minutes from the March 2, 2026 Regular City Council Meeting.  
**Attachments:** [2026-03-02 DRAFT Meeting Minutes](#)

[R26-24](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY OF TROTWOOD TO HOST A MEETING FOR THE FIRST SUBURBS CONSORTIUM OF DAYTON, OHIO, TO SERVE THE PUBLIC PURPOSE OF PROMOTING STRONG COMMUNITY RELATIONS, WITH EXPENDITURES NOT TO EXCEED SEVEN HUNDRED FIFTY DOLLARS (\$750.00).  
**Attachments:** [R26-24](#)

[R26-26](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPROVING THE RENEWAL APPLICATION FOR THE PLACEMENT OF 4.0920 ACRES OF LAND, PARCEL NOS. H33 02309 0082 AND H33 02309 0083, WHICH PROPERTY IS OWNED BY TERRY AND DEBORAH HOHENBRINK AND IS LOCATED ON NORTH SNYDER ROAD, IN AN AGRICULTURAL TAX DISTRICT IN ACCORDANCE WITH THE FARMLAND PRESERVATION ACT, SECTION 929.02 OF THE OHIO REVISED CODE.  
**Attachments:** [R26-26](#)  
[R26-26 Attachment](#)

- [R26-29](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPOINTING ANGELA WHITFIELD TO THE BOARD OF ZONING APPEALS FOR THE CITY OF TROTWOOD FOR THE REMAINDER OF THE UNEXPIRED TERM OF FORMER MEMBER BIANCA HARVEY.  
*Attachments:* [R26-29](#)
- [26-03](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation of the Trotwood Planning Commission to repeal Section 1123.02 “Definitions” of the Trotwood Code of Ordinances, and enact a new Section 1123.02 “Definitions” to update the regulatory definitions for Group Homes and Day Cares.
- [26-04](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation of the Trotwood Planning Commission to repeal Appendix B “Schedule of Permitted and Conditional Uses by District” of the Trotwood Code of Ordinances, and enact a new Appendix B “Schedule of Permitted and Conditional Uses by District” to update Group Homes and Day Cares.
- [26-05](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation of the Trotwood Planning Commission to repeal Sections 1189.21 “Group Homes” and 1189.22 “Child Day Care Centers, Type A Family Day Care Homes, and Type B Family Day Care Homes” of the City of Trotwood Code of Ordinances, and enact new Sections 1189.21 “Group Homes” and 1189.22 “Child Day Care Centers, Type A Family Day Care Homes, and Type B Family Day Care Homes” to update regulations pertaining to group homes and day cares.
- [26-06](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation of the Trotwood Planning Commission to repeal Chapter 1171 “A Agricultural” of the Trotwood Code of Ordinances, and enact a new Chapter 1171 “A Agricultural” to update regulations.  
*Attachments:* [26-06 Map](#)
- [26-07](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation of the Trotwood Planning Commission to repeal Chapter 1141 “RSF-L Residential Single Family-Low Density” of the Trotwood Code of Ordinances, and enact a new Chapter 1141 “RSF-L Residential Single Family-Low Density” to update regulations.  
*Attachments:* [26-07 Map](#)

[26-08](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation of the Trotwood Planning Commission to repeal Chapter 1143 "RSF-M Residential Single Family-Medium Density" of the Trotwood Code of Ordinances, and enact a new Chapter 1143 "RSF-M Residential Single Family-Medium Density" to update regulations.

*Attachments:* [26-08 Map](#)

[26-09](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation of the Trotwood Planning Commission to repeal Chapter 1145 "RSF-H Residential Single Family-High Density" of the Trotwood Code of Ordinances, and enact a new Chapter 1145 "RSF-H Residential Single Family-High Density" to update regulations.

*Attachments:* [26-09 Map](#)

[26-10](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance accepting the recommendation of the Trotwood Planning Commission to repeal Section 1189.18 "Architectural Design Standards" of the Trotwood Code of Ordinances, and enact a new Section 1189.18 "Architectural Design Standards" to update regulations.

#### VIII. Open Public Hearings

**To comment during a Public Hearing, please fill out a Speaker Form and return it to the Clerk of Council BEFORE the start of the meeting. When instructed, you will be asked to step to the microphone, state your name and address, and proceed with your comments. Only comments relating to that specific Ordinance are permissible. You will have three (3) minutes to speak.**

**IX. Ordinances**[OR03-26](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY AND THE RECLASSIFICATION OF LAND KNOWN AS 6051 WOLF CREEK PIKE, WHICH IS COMPRISED OF PARCEL ID NOS. H33 00214 0010 and H33 00214 0011 AND IS APPROXIMATELY 14.424 ACRES, FROM GENERAL BUSINESS (GB) TO LIGHT INDUSTRIAL 2 (L-I-2) TO ALLOW FOR FUTURE EXPANSION OF THE EXISTING USE.

**Attachments:** [OR03-26](#)

[OR03-26 Exhibit A](#)

[OR03-26 Staff Report](#)

[OR03-26 Director's Report](#)

[OR04-26](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY AND THE CLASSIFICATION OF APPROXIMATELY 1.056 ACRES OF LAND KNOWN AS 6000 WOLF CREEK PIKE, PARCEL ID NO. H33 00417 0001, FROM BUSINESS PARK (BP) TO GENERAL BUSINESS (GB) TO ALLOW FOR FUTURE COMMERCIAL DEVELOPMENT TO SUPPORT THE INDUSTRIAL PARK AND SURROUNDING AREA.

**Attachments:** [OR04-26](#)

[OR04-26 Exhibit A](#)

[OR04-26 Staff Report](#)

[OR04-26 Director's Report](#)

**X. Close Public Hearings**

**XI. Resolutions**[R26-25](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL ACCEPTING THE BID OF JOHN R. JURGENSEN, CO. FOR PAVEMENT REPAIRS AND RESURFACING WORK TO BE COMPLETED ON THE FOLLOWING ROADWAYS: SOUTH WOLF CREEK PIKE (NOLAN ROAD TO NORTH SNYDER ROAD), WOLF ROAD (SALEM AVENUE TO TURNER ROAD), NATCHEZ AVENUE (MYRON AVENUE TO JASON AVENUE), OAKES ROAD (5271 OAKES ROAD TO SHILOH SPRINGS ROAD - 1 INCH SCRATCH; AND MOSS CREEK BOULEVARD TO SHILOH SPRINGS ROAD - CHIP SEAL), NORTHFORD ROAD, WEYBRIDGE DRIVE, DUNN PLACE, AND SEYBOLD ROAD (SOUTH WOLF CREEK PIKE TO BRIDGE JOINT); AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SAID CONTRACTOR TO COMPLETE THE 2026 PAVING PROGRAM FOR AN AMOUNT NOT TO EXCEED \$948,491.23, WHICH IS THE CONTRACT AMOUNT OF \$862,264.75, PLUS A 10% CONTINGENCY AMOUNT OF \$86,226.48.

*Attachments:* [R26-25](#)

[R26-27](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL IMPOSING AN EXTENDED MORATORIUM UP THROUGH AND INCLUDING DECEMBER 31, 2026, ON THE ACCEPTANCE OF APPLICATIONS FOR, AND THE ISSUANCE OF PERMITS, FOR LICENSED CULTIVATORS, PROCESSORS, AND DISPENSARIES OF MEDICAL AND ADULT USE MARIJUANA IN THE CITY OF TROTWOOD.

*Attachments:* [R26-27](#)

[R26-28](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A FULL-SERVICE STREET LIGHTING AGREEMENT WITH MIAMI VALLEY LIGHTING, LLC.

*Attachments:* [R26-28](#)

**XII. Old and New Business**

**XIII. Comments**

- A. PUBLIC COMMENTS: To comment on a topic not scheduled for a Public Hearing, please fill out a Speaker Form and return it to the Clerk of Council BEFORE the start of the meeting. When called upon, proceed to the microphone, state your name and address, and proceed with your comments. You will have three (3) minutes to speak.
- B. Clerk of Council
- C. City Manager
- D. Council Members
- E. Mayor

**XIV. Adjourn**