



City of Trotwood
Planning and Development Department
3035 Olive Road – Trotwood, Ohio 45426

Trotwood City Council
Director's Report

TO: Mayor Page and Members of City Council
Quincy Pope, City Manager

FROM: Tyler S. Hauck, AICP

DATE: February 17, 2026

RE: PC Case: PL-2025-32

On Tuesday, February 11, 2026, the Trotwood Planning Commission held a Public Hearing on PC Case PL-2025-32. The staff report has been included for additional case information.

PL-2025-32 (Wolf Creek Portable Piping Products): *The applicant is requesting a zoning map amendment to rezone the subject property from G-B (General Business) to L-I-2 (Light Industrial 2). The property is located at 6051 Wolf Creek Pike in the City of Trotwood.*

The applicant is proposing to expand the existing industrial business. The property is currently zoned G-B (General Business) and a contractor's yard such as this is not permitted within the GB zoning district. The applicants have been considered legal non-conforming or "grandfathered" where the business was permitted to remain but unable to expand. In order to expand the property must be zoned L-I-2 as proposed.

The Planning Commission voted 3-0 to recommend approval of the application to City Council.

Staff recommends approval of this rezoning, as indicated in the staff report. This will allow the applicant to continue to use the property as an industrial use and expand their business. The subject property is located inside the city's industrial park on its northern edge at the corner of Wolf Creek Pike and Olive Road. The city's comprehensive plan, Trotwood Together, supports this property being used for industrial purposes.