



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

REZONING REQUEST
PLANNING COMMISSION STAFF REPORT
February 11, 2026 MEETING

Docket No. / Project Title: PL-2025-32 (Wolf Creek Portable Piping Products)
Staff: Tyler S. Hauck, AICP
Applicant: Karen Mohme
Property Size: 6.22 Acres
Current Zoning: G-B (General Business)
Proposed Zoning: L-I-2 (Light Industrial 2)
Location: 6051 Wolf Creek Pike, in the City of Trotwood

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of allowing the use to exist as a permitted use and permit future expansions.

Preliminary Staff Recommendation:

Staff recommends a favorable recommendation to City Council.
The property is located within an established industrial park and is surrounded by industrial zoning and uses, making the request consistent with the existing land use pattern. The site has long been used as a contractor’s yard, a use not permitted in the G-B district, and rezoning would bring the property into conformance with the zoning ordinance. The request aligns with the intent of the L-I-2 district, is buffered from residential uses by Wolf Creek, and is consistent with Trotwood Together.

Planning Commission Options:

In reviewing a request for rezoning the Planning Commission may (1) forward a favorable recommendation to the City Council, (2) deny the request, or (3) continue the review to the next Planning Commission meeting. The Planning Commission may recommend that conditions or commitments be attached to the rezoning request.

Table with 2 columns: Property Information and Description. Rows include Land Use (Contractor’s Yard), Site Features (Wolf Creek Pike to the north), and Vehicle Access (Wolf Creek Pike; Minor Arterial Street).

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	PUD (Planned Unit Development)	Wolf Creek, Multi-Family Housing
<b>South:</b>	L-I-2 (Light Industrial 2)	Westrafo & Beontag
<b>East:</b>	G-B (General Business) R-PUD (Residential Planned Unit Development)	OM Oil
<b>West:</b>	G-B (General Business)	Wolf Creek, City Storage Buildings

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: G-B</b>	<b>Proposed Zoning: L-I-2</b>
<b>Zoning District Intent:</b>	To encourage the development of areas within the City to provide for a wide variety of consumer goods and services	To encourage the development of areas within the city that may allow industrial and manufacturing activities that would require significant outdoor storage area, or create noise, smoke and potentially objectionable features that need to be mitigated with the best practice design.
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Clinic</li> <li>• Government Facility, Non-Office</li> <li>• Government Facility, Office</li> <li>• Library</li> <li>• Museum</li> <li>• Theater</li> <li>• Auto-Oriented Use, Light</li> <li>• Brewery</li> <li>• Convenience Store</li> <li>• Daycare Center, Adult or Child</li> <li>• Dry Cleaning / Laundromats</li> </ul>	<ul style="list-style-type: none"> <li>• Government Facility, Non-Office</li> <li>• Government Facility, Office</li> <li>• Commercial Cleaning</li> <li>• Contractor's Office</li> <li>• Contractor's Yard</li> <li>• Distribution Facility</li> <li>• Food &amp; Beverage Production</li> <li>• General Industrial Production</li> <li>• Light Industrial Assembly &amp; Distribution</li> <li>• Microbrewery / Artisan Distillery</li> </ul>

	<ul style="list-style-type: none"> <li>• Equipment Sales &amp; Rental</li> <li>• Financial Institutions</li> <li>• Fitness Center</li> <li>• Funeral Home</li> <li>• Garden Store / Plant Shop</li> <li>• Grocery Store</li> <li>• Office</li> <li>• Personal Care Services</li> <li>• Recreation, Indoors &amp; Outdoor</li> <li>• Restaurant</li> <li>• Retail, General &amp; Small-Scale</li> <li>• Social Club</li> <li>• Veterinarian Office, No Outdoor Kennels</li> <li>• Research &amp; Development</li> </ul>	<ul style="list-style-type: none"> <li>• Research &amp; Development</li> <li>• Truck Terminal</li> <li>• Warehouse</li> </ul>
<b>Lot and/or Density Requirements:</b>	<p>Minimum Lot Area: 100 feet</p> <p>Minimum Lot Width: 15,000 feet</p>	<p>Minimum Lot Area: 10 acres</p> <p>Minimum Lot Width: 500 feet</p>
<b>Setbacks Required:</b>	<p><b>Side Yard Setback:</b></p> <p>Minimum per Side: 8 feet</p> <p>Minimum Total: 20 feet</p> <p><b>Rear Yard Setback:</b></p> <p>10 feet</p> <p><b>Front Yard Setback:</b></p> <p>50 feet</p>	<p><b>Side Yard Setback:</b></p> <p>Minimum per Side: 35 feet</p> <p>Minimum Total: 50 feet</p> <p><b>Rear Yard Setback:</b></p> <p>50 feet</p> <p><b>Front Yard Setback:</b></p> <p>50 feet</p>
<b>Height Restrictions:</b>	<p><b>Primary Structure:</b></p> <p>35 feet</p> <p><b>Accessory Structure:</b></p> <p>15 feet</p>	<p><b>Primary Structure:</b></p> <p>35 feet</p> <p><b>Accessory Structure:</b></p> <p>25 feet</p>
<b>Floor Area Requirements:</b>	None	Minimum of 15%

<b>Buffering Requirements:</b>	None	None
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**History of this Location:**

The relevant history of this property includes the following:

1. To staff’s knowledge, the subject property has been used as a contractor’s yard since the building’s construction in 1962.

**Trotwood Together Comprehensive Land Use Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as **Industrial and Commerce.**

The following Trotwood Together Plan policy(ies) apply to this application:

1. Trotwood will encourage sustainable types of investment and development that continue to foster equity, environmental justice, and a sense of connection between neighbors and the community, which makes Trotwood a place for everyone to feel a sense of belonging.
2. Trotwood will seek new job development opportunities that will increase the number of well-paying jobs in a more diverse array of industries, creating a more stable economic environment for the city and the region. Such development should help support a resilient economy while minimizing impacts on nearby housing through the encouragement of clean industries, enhanced pollutant controls, and screening.

This property is located in the **Industrial and Commerce** character area. The industrial and commerce category is a designation for areas that will contain employment-oriented land use types that are predominantly non-retail. These areas should continue to be focused on non-retail-oriented jobs. These developments should also be focused on light industrial uses, including clean manufacturing centers, technology/data centers, distribution centers, supporting offices, research facilities, and other similar uses where business activities take place indoors. The following policy(ies) apply to this application:

1. Buffering and good site design will be necessary to accommodate heavier truck traffic and minimize impacts on any adjacent neighborhoods.

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to rezone the subject property from (G-B) General Business to L-I-2 (Light Industrial 2). The purpose is to conform with the rest of the industrial park to the south and to allow for possible future expansions of the existing contractor’s yard.
2. The intent of the L-I-2 zoning district is to encourage the development of areas within the city that may allow industrial and manufacturing activities that would require significant outdoor storage area, or create noise, smoke and potentially objectionable features that need to be mitigated with the best practice design.
3. The property has been historically used for industrial purposes, including its current use as a contractor’s yard. The definition of a contractor’s yard is: “A location at which a construction contractor maintains an office, a workshop, and/or a facility for the storage of

construction equipment and other materials customarily used in the trade carried on by the contractor. Outdoor storage of materials is permitted and business activity is permitted to be conducted outside a structure.”

4. The subject property is currently zoned G-B and as such, industrial activity such as what is existing on site is not permitted. As the business has been located on-site for such a long period, it is considered legal non-conforming and is allowed to remain, but not expand.
5. The property is located within our industrial park, where most properties are industrial uses and zoned either L-I-1 (Light Industrial 1) or L-I-2 (Light Industrial 2). Wolf Creek acts as a natural barrier between the industrial park and the Residential Planned Unit Development and General Business to the north.
6. The applicants have plans to expand the site, are not possible without a rezoning to industrial. After the rezoning is complete, the site review process will begin where city departments review the expansion and ensure it is compliant with all required codes.