



TROTWOOD
GROWING TOGETHER

**CITY OF TROTWOOD
PLANNING COMMISSION
MEETING MINUTES
MARCH 16, 2022**

The Trotwood Planning Commission met for a Special Meeting on March 16, 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:

Karen Bryant
Ernest Curry
Khalilah Forte
Rap Hankins
Tommy McGuffey

MEMBERS ABSENT:

CITY COUNCIL LIAISON:

Yvette Page

GUESTS:

Johnny Zappia
Todd Cochran
Mike Fields

STAFF PRESENT:

Deborah McDonnell, Planning & Development Director
Jessica Raterman, Planning & Development Technician

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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.

PUBLIC HEARING:

J. Raterman swore in all guest speakers.

E. Curry introduced **PC Case # 22-04: Conditional Use Exception** for Used Vehicle Sales 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)(1)(f). Property owner: Bryan Sharp. Applicant: Zappia Motors.

D. McDonnell presented the staff report and reminded the Board that this case was heard last meeting but no vote was taken, and thus it is before the Commission once more for a vote so that the applicants may have resolution to this issue.

E. Curry requested a review of pertinent code and parking code requirements cited above, and **D. McDonnell** provided a nuanced explanation of this.

R. Hankins asked what staff recommends, and **D. McDonnell** stated staff recommends approving this case with the condition that sale of used vehicles be limited to five vehicles for sale at any one time.

J. Zappia described to the Board that he does not keep many cars around on the outside of his business and few inside the bays. He said he runs a very clean and neat and invited the Board to visit anytime.

R. Hankins moved to approve PC Case # 22-04 for a Conditional Use Exception for used vehicle sales along with an automotive and repair business at 5242 Salem Bend Drive, Parcel ID # H33 00514 0018 pursuant to Trotwood Codified Ordinance 1166.04(b)(1)(f), with the **condition** that no more than five (5) vehicles be offered for sale at any one time. **K. Forte** seconded the motion.


K. Bryant moved to **amend** the original motion to approve PC Case # 22-04 for a Conditional Use Exception for used vehicle sales along with an automotive and repair business at 5242 Salem Bend Drive, Parcel ID # H33 00514 0018 pursuant to Trotwood Codified Ordinance 1166.04(b)(1)(f), with the condition to allow no more than two (2) vehicles for sale at any one time. The original motion allows up to five (5) vehicles for sale at any one time. **No second, the original motion remains on the floor.**

Three in favor, two against (3-2); motion passes.

ADJOURNMENT

R. Hankins motioned to adjourn the meeting at 18:41. **K. Bryant** seconded. **All in favor (5-0); meeting adjourned.**


Prepared by: Jessica Raterman


Chairperson: Ernest Curry