

City of Trotwood

3035 Olive Road
Trotwood, Ohio 45426
937.837.7771
www.trotwood.org



Meeting Agenda - Final

Monday, May 4, 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. Special Presentation**

[PR07-26](#) Infrastructure Updates
Shelby R. Ingle, PE
City Engineer

VII. Approval of Minutes

[SR26-09](#) Minutes from the April 6, 2026 Regular City Council Meeting.

Attachments: [2026-04-06 DRAFT Meeting Minutes](#)

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

[OR05-26](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL 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.

Attachments: [OR05-26](#)
[OR05-26 Exhibit A](#)

[OR06-26](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL 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.

Attachments: [OR06-26](#)

[OR06-26 Exhibit A](#)

[OR07-26](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL SECTION 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 “DAY CARE CENTERS, TYPE A FAMILY CHILD CARE HOMES, AND TYPE B FAMILY CHILD CARE HOMES” TO UPDATE REGULATIONS PERTAINING TO GROUP HOMES AND DAY CARES.

Attachments: [OR07-26](#)

[OR07-26 Exhibit A](#)

[OR08-26](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL 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: [OR08-26](#)

[OR08-26 Exhibit A](#)

[OR08-26 Map](#)

[OR09-26](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL 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: [OR09-26](#)

[OR09-26 Exhibit A](#)

[OR09-26 Map](#)

[OR10-26](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL 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: [OR10-26](#)
[OR10-26 Exhibit A](#)
[OR10-26 Map](#)

[OR11-26](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL 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: [OR11-26](#)
[OR11-26 Exhibit A](#)
[OR11-26 Map](#)

[OR12-26](#) AN ORDINANCE BY THE TROTWOOD CITY COUNCIL 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.

Attachments: [OR12-26](#)
[OR12-26 Exhibit A](#)

X. Close Public Hearings

XI. Resolutions[R26-30](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL ACCEPTING THE BID OF NEYRA CONSTRUCTION, INC. FOR PAVEMENT REPAIRS AND RESURFACING WORK TO BE COMPLETED ON THE FOLLOWING ROADWAYS: SEVEN GABLES AVENUE (FAIRGROVE WAY TO SYLVAN OAK DRIVE), SYLVAN OAK DRIVE (HORRELL ROAD TO DEAD END), CHAPLEN DRIVE (PATRICK STREET TO SKINNER DRIVE), BURMAN AVENUE (GLENSIDE COURT TO OLIVE ROAD, POST TOWN ROAD (NORTH UNION ROAD TO CITY CORP. LIMITS), AND FAIRGROVE WAY (OLIVE ROAD TO SEVEN GABLES AVENUE; AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SAID CONTRACTOR TO COMPLETE PHASE II OF THE 2026 PAVING PROGRAM FOR AN AMOUNT NOT TO EXCEED \$591,537.45.

Attachments: [R26-30](#)

[R26-31](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A PRELIMINARY CONSENT LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO REHABILITATE TWO CULVERTS LOCATED IN THE CITY OF TROTWOOD, PROJECT ID NO. 116498.

Attachments: [R26-31](#)

XII. Open Public Hearing**XIII. Petition to Appeal**[26-11](#)

AFFIRM, REVERSE, OR MODIFY THE DECISION OF THE BOARD OF ZONING APPEALS IN CASE ZV-2025-43 on March 12, 2026 denying a request by Motor City Auto Care located at 521 East Main Street, for a development standard variance from Section 1185.09(e)(3) of the Trotwood Code of Ordinances, to allow a wall sign to project above the top of the wall to which attached.

Attachments: [26-11 Appeal - Director's Report](#)

[26-11 Appeal - Staff Report](#)

[26-11 Appeal - BZA Presentation](#)

[26-11 Appeal - BZA Signed Meeting Minutes 3.12.26](#)

[26-11 Appeal - Public Comment](#)

XIV. Close Public Hearing**XV. Deliberations on Petition to Appeal**

XVI. Old and New Business**XVII. 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

XVIII. Adjourn