

City of Trotwood

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Meeting Minutes - Draft

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

Mayor Page called the meeting to order at 6:30 p.m.

II. Invocation

Mayor Page gave the Invocation.

III. Pledge of Allegiance

Mayor Page led the Pledge of Allegiance.

IV. Roll Call

Clerk Landis took Roll Call and announced that Council Member Clark and Council Member Finley were unable to attend the meeting. Further, both Council Member Clark and Council Member Finley provided proper notice of their qualifying reason pursuant to Council Rule 4.5; therefore, their absence is excused.

Present: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

STAFF MEMBERS PRESENT: City Manager Quincy Pope, Law Director Chris Conard, Clerk of Council Kara Landis, Deputy City Manager Stephanie Kellum, Finance Director Chris Peeples, Assistant Finance Director Julie Kilbarger, Police Chief Erik Wilson, Captain Mark Ecton, Fire Chief Rick Haacke, Deputy Fire Chief Chad McInturff, Planning and Development Director Tyler Hauck, Operations Supervisor Johnny McCluskey, Tax Supervisor Sue Bowman, and TCIC Project Manager Derek Williams.

VISITORS PRESENT: Shane English, Crystal Commodore, Heather Procopio, Sister Marty Bertke, Sister Mary Garascia, Kathy Walker, Tom Grady, Dale Stevenson, Jeff Northern, Yoonmee Hampson, Martha Erwin, JoAnne Orihood, Larry Hayden, Karla Parrish, and Angela Smith.

V. Approve the Agenda

Mayor Page requested a Motion to approve the Agenda. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

VI. Special Presentation

[PR07-26](#)

Infrastructure Updates

*Shelby R. Ingle, PE**City Engineer*

City Engineer Shelby Ingle gave an update on lead service lines and roadway safety. She reviewed the LCRI (OEPA's Lead and Copper Rule Improvements) implemented by the OEPA (Ohio Environmental and Protection Agency). She explained the required steps to comply with this Rule, which included an inventory of water service lines that was due October 2024. Ms. Ingle stated that the Replacement Plan is due November 2027 and then annually, no less than 10% of lead service lines must be replaced, with the project to be completed by 2037.

Ms. Ingle stated that the City of Trotwood has approximately 3,900 water customers and she shared an image depicting how the water main is in the street, with service lines that are divided into the public side and the private side, typically delineated by the curb stop. She added that anything from the curb stop to the water main is public, and anything from the curb stop to the home is private. Ms. Ingle commented that the EPA is requiring that the material on both sides (public and private) is to be identified as part of the replacement rules.

Ms. Ingle shared next steps in this process, which includes verification of material for approximately 2% of water service lines, and once identified, determine the services to be replaced, with the City's plan due November 2027.

Ms. Ingle went on to discuss road safety, sharing a map of all crashes from 2020 - 2025, identifying those that resulted in fatalities, serious injuries, minor injuries, possible injuries, and property damage only. She stated that this information is used to determine the most dangerous locations.

Ms. Ingle shared measures that have been taken regarding safety. She discussed Shiloh Springs Road and Basore Road improvements and improvements to sidewalks and crosswalks through Safe Routes to School funding. She also discussed the improvements to be made at Olive Road and Salem Avenue, which derived from the opening of the truck training school, as well as a speed study on Curundu Avenue that resulted in additional speed limit signs and no parking signs. Ms. Ingle mentioned the speed study on Westbrook Road and how the City of Trotwood worked in conjunction with the City of Clayton to implement a consistent speed limit. She also commented on Wolf Creek Pike near the Industrial Park and the improvements that have been made in that area. Ms. Ingle talked about Salem Bend Drive and various safety measures that have been implemented, and the round-a-bout coming to the intersection at Westbrook Road and Hoke Road. She provided an update on this project, stating that stage 1 plans have been submitted. She then showed an image of a portion of Wolf Creek Pike that is being studied due to the number of crashes on that segment.

Ms. Ingle moved on to State Route 49 and Little Richmond Road, and stated that an abbreviated study was completed and submitted, and recently the City learned grant funding is being awarded for a little over a half million dollars to correct the left turn lane offset, adjust the signal phasing, and install back plates on the signals.

Council Member Kelley, Jr. asked how the amount of water to be used by one community is determined. Ms. Ingle explained that the City of Trotwood buys their water from the City of Dayton, who owns part of the distribution center as does Montgomery County. She said the City of Dayton models the data and they know exactly how much water the City of Trotwood buys, and the demand.

City Manager Pope expressed how important water meters are in order to know the exact usage. Operations Supervisor McCluskey added that when a main trunk is installed, it also has a meter to measure usage.

Council Member Moore expressed her concern with the Westbrook Road and Hoke Road intersection and commented that she is happy to hear a round-a-bout is coming.

Council Member Pearson asked if the safety study being done by Dayton will be shared. Ms. Ingle stated that the study is being done in conjunction with ODOT (Ohio Department of Transportation), and it is a public record for anyone to review; she is happy to share the information.

Vice Mayor Brown asked if the round-a-bout at Westbrook Road and Hoke Road will be single lane or double lane. Ms. Ingle stated the round-a-bout will be single lane.

Mayor Page wanted to clarify that there are three water systems that service the City of Trotwood; City of Trotwood, Jefferson Authority, and Montgomery County. She thanked Ms. Ingle for her presentation.

VII. Approval of Minutes

[SR26-09](#)

Minutes from the April 6, 2026 Regular City Council Meeting.

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

Mayor Page requested a Motion to approve the meeting minutes from April 6, 2026. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

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.

Mayor Page requested a Motion to open the public hearings. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

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](#)

City Manager Pope introduced Director Hauck, who explained that the updated definitions align with the proposed language in OR07-26 regarding group homes and day cares.

Clerk Landis announced that there were no public comments.

Mayor Page requested a Motion to approve Ordinance No. OR05-26. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

[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](#)

Director Hauck stated that Appendix B is being updated to reflect where group homes will be permitted or conditionally used, mainly due to the new definitions. He shared that the biggest change is in regards to foster care youth homes, which will no longer be permitted in Two-Family, Four-Family, or Multi-Family Zoning Districts; they will be restricted to Rural Estate and Residential Single-Family Districts. Director Hauck added that foster care youth homes were previously allowed in Olde Town; however, the Planning Commission felt that was not an appropriate location.

Clerk Landis announced that there were no public comments.

Mayor Page requested a Motion to approve Ordinance No. OR06-26. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

[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](#)

City Manager Pope said that these changes are mainly to ensure there is no concentration of group homes or day care centers in one area of the City.

Director Hauck gave a summary of the updates, to include increasing the distance requirement from each group home from 500 to 1,000 feet; limiting the maximum number of youth foster care group homes in the City to three (3) per Ward, for a total of 12 youth foster care group homes in the City; prevent any group home or home day care from being located within the same block face or adjacent to any vacant home, boarded home, or any property declared a public nuisance by the City; require an exterior inspection by the Code Enforcement Department to verify property maintenance compliance for any group home or day care; place a maximum occupancy of two residents per bedroom in any group home; identify state and/or county agency and caseworker; require any proposed group home to mail certified letters to all property owners within 300 feet; revise the application process to be more rigid, with clear statements regarding what is considered a complete application, the review time, when a permit shall be denied; and, update the renewal process to be more rigid, similar to the application process. Director Hauck also reviewed current regulations that will remain in effect.

Vice Mayor Brown asked with a cap of three (3) group homes in each Ward, for a total of 12 youth foster care group homes in the City, how does that work knowing there are already 17 in operation. Director Hauck explained that those in operation will be considered legal non-conforming, or grandfathered, and are still allowed to operate; however, when one closes, a new group home would not be able to open since there would still be more than a total of 12 in the City.

Council Member Moore asked about day cares, and if the same grandfather provision applies to those businesses. Director Hauck confirmed that to be correct. Council Member Moore asked if there have always been renewal fees in place. Director Hauck explained that renewal fees have been in place for at least as long as he has been with the City. Council Member Moore reiterated that an existing business would simply pay the annual renewal fee, but otherwise they would not notice any differences with these revisions. Director Hauck confirmed that to be correct.

Clerk Landis announced that there were no public comments.

Mayor Page requested a Motion to approve Ordinance No. OR07-26. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

[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](#)

City Manager Pope commented that revisions to this zoning district are consistent with the newly adopted Comprehensive Land Use Plan.

Director Hauck explained the purpose in making these updates prior to the Zoning Code rewrite, is to ensure provisions are in place to attract development going into the building season. He shared the two biggest reasons for these revisions are to make it easier for existing homes to be maintained or updated, and to allow new homes to be built similar in scale with the existing neighborhood - both reasons make it easier to build a quality home in the City of Trotwood.

Director Hauck reviewed the Agricultural District, sharing that they would like to reduce the standard minimum dwelling size from 1,600 square feet to 1,400 square feet and gave examples of homes along North Snyder Road, Diamond Mill Road, and Old Dayton Road that are in an Agricultural District. He added that there are a number of existing homes that do not meet the current minimum of 1,600 square feet.

Clerk Landis announced that there were no public comments.

Mayor Page requested a Motion to approve Ordinance No. OR08-26. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

[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](#)

Director Hauck explained they are proposing to change the minimum square footage to build a home in an RSF-L District from 2,000 square feet to 1,400 square feet, and they would also like to remove the requirement to have a two-car attached garage. He shared that he encourages two-car attached garages, and most builders only build homes with two-car attached garages, but it would no longer be a requirement. He gave examples of homes in this district located on Main Street, Free Pike, and parts of Wolf Creek Pike.

Clerk Landis announced that there were no public comments.

Mayor Page requested a Motion to approve Ordinance No. OR09-26. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

[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](#)

Director Hauck reviewed revisions to the RSF-M District to include reducing the standard minimum dwelling size from 1,600 square feet to 1,200 square feet, removing the requirement of a two-car attached garage, and slightly reducing the setbacks from 25 feet to 20 feet, and from 10 feet on each side to 8 feet on each side to increase the buildable area. Director Hauck shared areas in the RSF-M District to include Broadmoor 1, Broadmoor 2, Shiloh Gardens, Westbrook Village, Olde Town, Hillside, and Twin Creek.

Council Member Kelley, Jr. shared that he is bothered by removing the attached two-car garage requirement. Director Hauck reiterated that individuals are allowed to build a home with a two-car attached garage, however, they would not be required to do so. Mayor Page suggested that the objective is to ensure that something new can come into an area and match what is existing. Director Hauck confirmed the Mayor's statement, and shared that a lot of existing homes are already under the current minimum size, so the revision would allow those owners to upgrade without having to wait 30 to 60 days to go before a City board, and also allow new homes to be built in the neighborhood that are similar to existing homes. He reiterated that they are not looking to lower the standards or get a lower quality product, they are simply trying to make it easier to build a quality product. TCIC Project Manager Williams approached the podium and added that builders will include an attached garage on most infill properties because it increases the value of the home without increasing the cost by much. He went on to say that some of the lots simply do not have enough room to include an attached garage and a lot of the neighborhoods don't include attached garages, such as Broadmoor 1. Council Member Kelley Jr. restated that the builder would consider the existing neighborhood to determine if an attached two-car garage should be included; Project Manager Williams confirmed his statement.

Clerk Landis announced that there were no public comments.

Mayor Page requested a Motion to approve Ordinance No. OR10-26. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

[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](#)

Director Hauck reviewed revisions to the RSF-H District to include reducing the standard minimum dwelling size from 1,200 square feet to 800 square feet, removing the requirement of a two-car attached garage, and slightly reducing the setbacks from 15 feet to 10 feet, and from 6 feet on each side to 4 feet on each side to increase the buildable area. Director Hauck shared that areas in this district include Townview, Salem Village, Drexel, and Crown Point.

Clerk Landis announced that there were no public comments.

Mayor Page requested a Motion to approve Ordinance No. OR11-26. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

[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](#)

Director Hauck reviewed the architectural design standards. He explained that currently the City has no design standards for multi-family developments and they are proposing that these developments be constructed of 100% brick.

He stated they also recommend that vinyl siding be required to have a minimum thickness of 0.046", which is a higher thickness of vinyl than the standard "builder's grade" of 0.040". Director Hauck explained that thicker siding is more durable and will help insulate the structure, lowering heating and cooling costs.

Director Hauck went on to discuss Greenfield and Infill. He stated that currently, the City's code requires single-family homes to be 50% brick or stone on all four sides, which he has been told is one of the strictest requirement in the state. He said they are recommending 50% of the front facade of single-family homes be constructed of brick, brick veneer, stone, stone veneer, cementitious board, wood, or other durable material approved by the Zoning Administrator. He stated that for Infill developments, single-family homes must be consistent with the surrounding neighborhood and that in order to conform with the existing structures, the required building materials shall be determined by identifying the most common material present, which is the material used on the greatest number of homes within 500 feet of each side of the subject property along the same side of the street or 10 homes on the same side of the street, whichever is greater. He added that you can always use higher grade materials, but you cannot use lower grade materials than required.

Clerk Landis announced that there were no public comments.

Mayor Page requested a Motion to approve Ordinance No. OR12-26. A Motion was made by Council Member Kelley, Jr., seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

X. Close Public Hearings

Mayor Page requested a Motion to close the public hearings. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

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](#)

Deputy City Manager Kellum shared that this year, the initial bids for road repairs and resurfacing came in lower than the budget; therefore, more streets could be completed. She stated that due to the amount of funding remaining, the City called for a second phase of pavement repairs and resurfacing. Operations Supervisor McCluskey added that every year, they spend every penny of funding collected for pavement repairs and resurfacing on only pavement repairs and resurfacing; no equipment or no staff.

Mayor Page requested a Motion to approve Resolution No. R26-30. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

[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](#)

City Manager Pope stated that ODOT (Ohio Department of Transportation) plans to work on two culverts located on Third Street near Diamond Mill Road in the City. He shared that the total project cost is \$230,000; however, the City is not responsible for any funding.

Mayor Page requested a Motion to approve Resolution No. R26-31. A Motion was made by Vice Mayor Brown, seconded by Council Member Kelley, Jr., and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

XII. Open Public Hearing

Mayor Page requested a Motion to open the public hearing on an appeal. A Motion was made by Vice Mayor Brown, seconded by Council Member Moore, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

XIII. Petition to Appeal

Clerk Landis instructed those wanting to comment during the public hearing to stand, along with the petitioners, and raise their right hand.

Mayor Page then administered an Oath of Truth.

Clerk Landis instructed those wanting to comment to state their name and address for the record when they are called to the podium, then they can proceed with their comments. She advised that only comments relating to this appeal are permissible and citizens will have three (3) minutes to speak.

[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](#)

Director Hauck shared his presentation on this case from the Board of Zoning Appeals (BZA) meeting. He explained that the applicant requested a development standard variance to allow a sign to project above the wall it is attached to within the General Business District. He went on to say the applicant did not obtain a Sign Permit prior to installing his sign and the sign does not meet the development standards outlined in 1185.09(e)(3).

Director Hauck said the applicant requested the variance to allow the sign to remain; however, the BZA denied the request by a vote of 0-3 citing it does not fit the character of the area. Director Hauck explained that the sign had been considered legal non-conforming, or grandfathered; however, once the sign was taken down it lost its legal non-conforming status, meaning the sign must now comply with current code. He added that the sign is also too large for the building, and that staff advised the applicant to not file for a variance regarding the size until it is determined if they can keep the sign.

Director Hauck reminded Council that sign regulations are intended to ensure consistency and safety, and appropriate visual scale among commercial businesses within the City. He reviewed pictures of several businesses in the vicinity where most comply, with Main Street Market being the exception, noting if they ever take the sign down, they too would have to comply with the current regulations.

Director Hauck explained that the applicant has not demonstrated that a difficulty exists that would prevent them from complying with the Code, and staff believes that a sign that meets the Code would be visible at the space due to the speed of traffic and proximity to Main Street.

Council Member Pearson asked if the applicant took the sign down but only changed the name on the existing sign, if that would be legal. Director Hauck mentioned a "panel swap" would be allowed, similar to how new business signs are handled in a commercial center.

Mr. Omar Shaker, appellant, and Ms. Amber Bodner approached the podium. Ms. Bodner shared that the sign company told them they acquired the required permits and that everything met the City's regulations. She explained that they were trying to maintain the sign as it had been since 2009. She said that although the frame was taken down, the main supports remain; the front was

changed to be LED. Mr. Shaker reiterated that they simply changed the name on the sign just as other businesses have done over the years. He explained that when they learned the sign company had not applied for a sign permit, they did so.

Council Member Moore asked if the sign size is the exact same size as the "Adams" sign that was previously on the building. Ms. Bodner distributed photographs to Council confirming the size is the same. After reviewing their photographs. Mr. Shaker confirmed there is no other way to install the sign on the existing base. Council Member Moore asked Director Hauck if the company had painted their name on the sign, would they have been in compliance. Director Hauck answered no, stating the City does not allow painted signs. Council Member Moore asked if they had used the proper material to redo the existing sign, would it have been in compliance. Director Hauck stated that potentially, but it would be a case-by-case basis due to the variables. He added that you normally see "panel swaps" at commercial centers - taking out a vinyl plate and installing a new one; but when you remove certain sign elements it can be a gray area.

Council Member Moore asked Mr. Shaker how long he has been in business. Ms. Bodner stated they will have been in business for one year this July. Council Member Moore asked if they have done any business in Trotwood prior to then. Mr. Shaker explained that he is involved in building homes in the City, a \$15.9 million investment. Council Member Moore thanked him for being a good community partner.

Council Member Pearson asked with the sign being the same, what triggered the violation. Director Hauck explained that the previous signs appear to be banners - with the exception of Adams; he added that he cannot speak as to why the previous owner wasn't required to go to the BZA. He then stated that when the owner took down the previous sign, that is what triggered the violation.

Vice Mayor Brown suggested that the sequence of changes in business owners indicated by a new sign, that is what triggered the issue because the sign was different. Director Hauck reiterated that City staff did not consider this a panel swap, rather a new sign being installed. Vice Mayor Brown suggested the goal is to be consistent and in accordance with other businesses. Director Hauck agreed, and added that it should be consistent with the Code.

Council Member Pearson asked if the business was notified that if they removed the sign, they would have to install a new sign according to Code. Director Hauck stated that is not something the City does and they cannot track when businesses sell. He explained that when a permit application is completed, information would have been conveyed at that time, then commented that it is unfortunate the contractor did not complete an application.

Law Director Conard cited Section 1185.15(b) of the Code, and discussed the circumstances as to when a non-conforming sign can exist. He went on to say the issue is that the sign was replaced, not repaired, that is the reason the BZA concluded this is a new sign.

Council Member Moore said when she looks at pictures of the signs from

former businesses, it appears to her to be the same sign; therefore, she would like to know if there is an opportunity for modification rather than complete denial. Law Director Conard explained that a variance is a deviation from the existing Code and determined by using a series of standards called the Duncan Standards, which will be discussed during deliberations. Director Hauck commented that during the Zoning Code rewrite, they plan to look at how they treat non-conforming uses and signs.

Mayor Page asked Mr. Shaker if he had anything to add. Mr. Shaker stated he believes they did not remove anything, the company simply put the new name on the same board.

Clerk Landis announced there were no other public comments on this Appeal.

XIV. Close Public Hearing

Mayor Page requested a Motion to close the public hearing. A Motion was made by Council Member Moore, seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

Aye: 5 - Council Member Moore, Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Excused: 2 - Council Member Clark and Council Member Finley

XV. Deliberations on Petition to Appeal

Law Director Conard announced that under Ohio law, because this is a quasi judicial hearing, City Council is permitted to discuss the evidence and deliberate privately. City Council then left the dais to deliberate.

[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](#)

Upon returning to the dais from deliberations, Mayor Page called for a Motion to bring this appeal to a vote. Vice Mayor Brown made a motion to AFFIRM the decision of the Board of Zoning Appeals in case ZV-2025-43. The Motion was seconded by Council Member Moore, and the Motion CARRIED by the following vote:

Aye: 4 - Council Member Kelley Jr., Council Member Pearson, Vice Mayor Brown and Mayor Page

Nay: 1 - Council Member Moore

Excused: 2 - Council Member Clark and Council Member Finley

Mayor Page addressed Mr. Omar Shaker and Ms. Amber Bodner, stating that they are appreciated in the City of Trotwood and Council knows they want to do the right thing. Mayor Page assured them that there will be no repercussions from the City and they understand they are conducting other business in the City and Council wants to work together for the good of everyone. Mayor Page is hoping this situation can be corrected.

Vice Mayor Brown thanked Mr. Shaker and Ms. Bodner for doing business in the City of Trotwood and stated she wants them to continue their business; she hopes they have success. She encouraged them to go back to the sign company and have them pull the correct permit and have them correct the sign to be in compliance with the City's Code. She encouraged them to continue doing the right thing.

Council Member Kelley, Jr. wished Mr. Shaker and Ms. Bodner much success and offered his blessings; he encouraged them to follow through.

Council Member Moore thanked Mr. Shaker for having his business in the City of Trotwood and stated she believes they should have gone back to the BZA before the initial affirmative vote was made, giving them an opportunity to represent, modify, and receive other suggestions in regards to their sign.

Council Member Pearson reiterated that City Council wants to work with them and he encouraged them to go back to his sign company so they can make this right.

XVI. Old and New Business

There was no old or new business presented.

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.

Mr. Shane English of 4790 North Union Road shared that he believes Trotwood is making great strides and he is happy to see the growth. He shared that he attended a recent event, and that he promoted the gathering because he felt it was needed to bring the community together. Mr. English suggested each Council Member hold a block party in their Ward so that residents can get to know each other better. He believes this would also increase participation at citywide events. He commented that he is willing to promote anything that Council does because he views them as a team.

Vice Mayor Brown asked City Manager Pope if the event was sponsored by the City. Council Member Moore explained that because her and Council Member Finley are elected at-large they are well within their rights to host anything to bring people together; then answered that it was not an official City-sponsored event. Council Member Moore went on to say that it was conversation and coffee with councilwomen and it lasted for two hours. She reported they had over 60 people and there will be many more dates to follow. Mr. English commented that it was a good event and it should be done on a bigger scale.

Council Member Pearson added that when he was on the Parks and Recreation Board they held block parties, but for some reason the previous administration cancelled them. He went on to say that in his neighborhood, they still get together - he believes several neighborhoods still get together, they just don't call them block parties.

Council Member Moore clarified that the donuts and coffee were paid for by her and Council Member Finley; no City funds were used to host the event.

Mr. English commented on people's positive reaction when they walked in at the event. Mayor Page shared that they had the same reaction at the most recent Cops and Coffee event at the same location.

Mr. Larry Hayden of the Dayton Tenant Union shared information about the Union and explained they advocate for tenant rights. Mr. Hayden left his card and information with the Clerk to distribute to Council.

Ms. Dianna McLaughlin of 4143 Gardendale Avenue said she is on a very limited income and for at least 20 years she has not had to pay for garbage collection. She explained that she has a new landlord and she received a bill for over \$300.00 that she cannot afford to pay. She made an arrangement with her neighbor to place her trash in his trash cans so that she doesn't have to pay for the service since she cannot afford to. Mayor Page said she would look into the issue and get back to her. Ms. McLaughlin said she was told she cannot cancel the service due to an ordinance. Mayor Page said she would give her Director Hauck's business card so that he can advise of her options.

B. Clerk of Council

There were no announcements.

C. City Manager

City Manager Pope had no comments.

D. Council Members

Vice Mayor Brown shared that the City of Trotwood hosted the First Tier Suburbs meeting last month and the speaker, Professor Kevin Willardsen from Wright State University, provided much information about the economy, so much that she is inviting him back for more information.

Council Member Moore shared that she attended the MVRPC Spring Dinner and got to know some staff members, adding that it was a good opportunity to have dialogue about what they do. She thanked those in the audience who attended the coffee and conversation, and stated it felt like a block party.

Council Member Pearson mentioned a previous summer intern who recently graduated Magna Cum Laude from Fisk University. The intern mentioned how much Trotwood impacted his success. He then talked about the First Suburbs meeting and shared that he heard several comments from other city officials about all the good things going on in Trotwood.

Council Member Kelley, Jr. encouraged everyone to vote on Tuesday, May 5th and to vote for the person of your choice.

E. Mayor

Mayor Page also encouraged residents to vote on Tuesday, May 5th.

Mayor Page thanked staff in attendance after working a full day, and she asked that we pray for the City's Fire Department, Police Department, and also the Public Works Department.

Mayor Page reiterated that Council is one, and she thanked Clerk Landis, City Manager Pope, and Deputy City Manager Kellum for the work they do. Mayor Page emphasized that the Mayor should be involved in all conversations concerning the City of Trotwood and reminded the community that they are her boss.

XVIII. Adjourn

Mayor Page adjourned the meeting at 9:10 p.m.