

**CITY OF TROTWOOD
PLANNING COMMISSION
MEETING MINUTES
March 25, 2025**

The Trotwood Planning Commission met on Tuesday, March 25th, 2025 at 6pm at the Trotwood Community & Cultural Arts Center in the Cultural Arts Suite, 4000 Lake Center Drive, Trotwood, OH 45426.

PLANNING COMMISSION MEMBERS PRESENT: Rap Hankins Angela Coe Molly Millsop

MEMBERS ABSENT: Christa Wheeler Karen Bryant

GUESTS: Wendy Moeller and Pete Bales

STAFF:

Ben Mazer, Esq.

Tyler Hauck, Planning and Zoning Administrator

Kaitlin Higgins Administrative Assistant

CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

*Motion to approve the agenda as presented by **M. Millsop**, 2nd by **A. Coe**. Vote, **YES**; **ALL in favor**. (3-0)*

MEETING MINUTES

*Motion to approve February 25, 2025 regular meeting minutes by **M. Millsop**, 2nd by **A. Coe**. Vote, **YES**; **ALL in favor**. (3-0)*

PUBLIC COMMENT FOR ITEMS NOT ON AGENDA: None

PUBLIC HEARINGS:

OLD BUSINESS: PL-2025-01 (Trotwood Together Comprehensive Plan)

*Motion to remove from table PL-2025-01 by **A. Coe**, 2nd by **M. Millsop**. Vote; **YES**. **ALL in favor**. (3-0)*

W. Moeller with Compass Point Planning briefly discussed the Comprehensive Plan and provided an update to requested changes that were proposed by Planning Commission members as well as City Council members.

Motion to approve PL-2025-01 by A. Coe, 2nd by M. Millsop. Vote; YES. ALL in favor. (3-0)

NEW BUSINESS: PL-2025-03 (Appendix B Update- Permitted and Conditional Uses)

T. Hauck provided the staff report.

R. Hankins shared his concern regarding voting on tonight's case without the two absent members being present.

T. Hauck stated we have a quorum and it is important that we at least look at the moratoriums this evening.

A. Coe asked T. Hauck if the new definitions would affect any current businesses.

T. Hauck replied that it would affect them in the fact that they will either fit into one of the definitions or they would be considered legal-nonconforming.

A. Coe asked specifically about event and banquet centers and the degree in which they're operating as far as an allowable use.

T. Hauck said there wasn't a definition for banquet center in our code, now we have a definition and they're not permitted anywhere. He said the next step would be for the commission and city council to take a comprehensive look at all of the uses and verify if those uses are in the right location and are they permitted in the right location or should we make adjustments.

T. Hauck continued the staff presentation.

R. Hankins stated he believes the residents of Old Town would not want multi-family units even as a conditional use in the Old Town district.

T. Hauck believes that is consistent and he is happy to hear the Deputy City Manager's thoughts on this.

S. Kellum, DCM said the city is trying to implement strategies that will move our community forward, and provide the tools necessary to encourage development such as bringing in retail, restaurants, etc. In order to do that we need to decrease the rental percentages in the City of Trotwood and increase our median income because that's what the developers look for.

R. Hankins asked what if we didn't allow multi-family developments anywhere in the city of Trotwood.

S. Kellum said while we cannot rezone the areas that are already multi-family, we can define how those developments should look such as materials that are used, heights, setbacks, and try to attract the things we're looking for.

T. Hauck stated we can't not allow multi-family anywhere and it would really make sense when we have districts that are multi-family low and high density. He continued by saying there are two strategies that make sense, the first one to use the new comp plan that we can use when new

zoning requests come in. The next stage is attracting the right type of multi-family, looking at things such as density, height, setbacks, all of the site features we can dictate. From staff's perspective he doesn't feel they should change this permitted use in the multi-family low or high density. He doesn't think it would be an appropriate use in the Old Town district

R. Hankins stated he is raising the issue that he does not think it is appropriate in that district and it should not be permitted or conditional.

T. Hauck said he is happy to make that change. He then asked DCM if she had any feedback on residential multifamily low or high density as far as being permitted or conditional.

S. Kellum, DCM asked what we are looking for as to high density, how do we differentiate the two.

T. Hauck said they currently don't differentiate.

S. Kellum said she would look at things like infrastructure and what it could handle, also roads and the degree of traffic. She mentioned the time that Public Works spends with the vac truck in Old Town.

R. Hankins asked if they could make large multifamily units conditional throughout the entire city so a developer would have to come before this board to discuss it in detail.

T. Hauck clarified it would not come before this board, it would go before the board of zoning appeals.

S. Kellum does not favor that idea because people could feel that arbitrary or capricious decisions are being made when the criteria is not clear.

T. Hauck said on staff's end we need to define the zoning districts a little better, but does feel multi-family uses are appropriate in the multi-family low- and high-density districts. He said he will remove multi-family from Old Town.

T. Hauck continued through the definitions for single family, three and four family, two family and mixed-use low intensity and mixed-use high intensity.

Motion to approve PL-2025-03 (Appendix B Update- Permitted and Conditional Uses) as presented by A. Coe, 2nd by M. Millsop. Vote, YES. ALL in favor. (3-0)

ADJOURNMENT: *Motion to adjourn by A. Coe; 2nd by: M. Millsop. Vote, YES. ALL in favor. (3-0)*

Meeting end time: 7:20 pm

Karen Bryant-Chair

Kaitlin Higgins- Administrative Assistant