

City of Trotwood

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



Meeting Agenda - Final

Monday, May 5, 2025

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 R. Brown, Ward 4
Council Member Bettye L. Gales, 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 Presentations and Recognitions**

[PR09-25](#) Montgomery County Solid Waste Management District Plan
Presented by John Minear
Manager of Community Outreach and Education
Montgomery County Environmental Services
Attachments: [PR09-25 SWMP Executive Summary](#)

VII. Consent Agenda

[SR25-12](#) Minutes from the April 7, 2025 Regular City Council Meeting.
Attachments: [2025-04-07 DRAFT Meeting Minutes](#)

[SR25-13](#) Minutes from the April 28, 2025 Special City Council Meeting.
Attachments: [2025-04-28 DRAFT Meeting Minutes](#)

[R25-29](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPROVING THE
RENEWAL APPLICATION FOR THE PLACEMENT OF 106.048 ACRES
OF LAND, PARCEL NO. H33402307 0008, WHICH PROPERTY IS
OWNED BY GLK LIMITED PARTNERSHIP AND IS LOCATED ON WEST
THIRD STREET, IN AN AGRICULTURAL TAX DISTRICT IN
ACCORDANCE WITH THE FARMLAND PRESERVATION ACT,
SECTION 929.02 OF THE OHIO REVISED CODE.
Attachments: [R25-29](#)
[R25-29 Application](#)

[R25-30](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPROVING THE RENEWAL APPLICATION FOR THE PLACEMENT OF 50.609 ACRES OF LAND, PARCEL NO. H33 02308 0007, WHICH PROPERTY IS OWNED BY MARK AND SHARILYN MILLER AND IS LOCATED AT 325 NORTH SNYDER ROAD, IN AN AGRICULTURAL TAX DISTRICT IN ACCORDANCE WITH THE FARMLAND PRESERVATION ACT, SECTION 929.02 OF THE OHIO REVISED CODE.

Attachments: [R25-30](#)

[R25-30 Application](#)

[R25-31](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPROVING THE RENEWAL APPLICATION FOR THE PLACEMENT OF 40.980 ACRES OF LAND, PARCEL NO. H33 02105 0009, WHICH PROPERTY IS OWNED BY DANNY R. AND RUTH F. JORDAN AND IS LOCATED AT 5500 SEYBOLD ROAD, IN AN AGRICULTURAL TAX DISTRICT IN ACCORDANCE WITH THE FARMLAND PRESERVATION ACT, SECTION 929.02 OF THE OHIO REVISED CODE.

Attachments: [R25-31](#)

[R25-31 Application](#)

[R25-32](#) A RESOLUTION BY THE TROTWOOD CITY COUNCIL APPROVING UPDATES TO THE SOLID WASTE MANAGEMENT PLAN OF THE MONTGOMERY COUNTY SOLID WASTE MANAGEMENT DISTRICT.

Attachments: [R25-32](#)

[R25-32 SWMP Executive Summary](#)

[25-11](#) A Motion by the Trotwood City Council to schedule a Public Hearing and to authorize the Law Director to draft an ordinance expressing the City of Trotwood's intent to negotiate jointly with other cities in the region on a one-price schedule under which electric light services shall be furnished to the residents of the City for the purpose of street lighting.

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[OR05-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL CURRENT SECTION 1123.02 "DEFINITIONS" OF THE TROTWOOD CODES OF ORDINANCES, AND ENACT A NEW SECTION 1123.02 "DEFINITIONS" TO DEFINE CERTAIN WORDS AND TERMS UTILIZED IN THE ZONING CODE.

Attachments: [OR05-25](#)

[OR05-25 Exhibit A](#)

[OR06-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION OF THE TROTWOOD PLANNING COMMISSION TO REPEAL CURRENT APPENDIX B "SCHEDULE OF PERMITTED AND CONDITIONAL USES BY DISTRICT" IN TITLE NINE "SUPPLEMENTAL ZONING REGULATIONS" OF THE TROTWOOD CODES OF ORDINANCES, AND ENACT A NEW APPENDIX B "SCHEDULE OF PERMITTED AND CONDITIONAL USES BY DISTRICT" TO ALIGN PERMITTED AND CONDITIONAL USES WITH THE 2025 COMPREHENSIVE LAND USE PLAN.

Attachments: [OR06-25](#)

[OR06-25 Exhibit A](#)

[OR07-25](#)

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL REPEALING CURRENT SECTION 1166.02 "APPLICATION PROCEDURE" OF THE TROTWOOD CODES OF ORDINANCES, AND ENACTING A NEW CHAPTER 1166.02 "APPLICATION PROCEDURE" TO INCLUDE A WAIT PERIOD FOR RESUBMISSIONS.

Attachments: [OR07-25](#)

[OR07-25 Exhibit A](#)

X. Close Public Hearings**XI. Resolutions**[R25-33](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MONTGOMERY COUNTY ACCEPTING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS IN THE AMOUNT OF \$75,000.00 FOR PHASE TWO OF THE EPPINGTON WATER MAIN REPLACEMENT PROJECT.

Attachments: [R25-33](#)

[R25-34](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MONTGOMERY COUNTY ACCEPTING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS IN THE AMOUNT OF \$75,000.00 FOR PHASE TWO OF THE MACMILLAN WATER MAIN REPLACEMENT PROJECT.

Attachments: [R25-34](#)

[R25-35](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MONTGOMERY COUNTY ACCEPTING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS IN THE AMOUNT OF \$75,000.00 TO RENOVATE, DEMOLISH, AND/OR PROVIDE PROPERTY CLEAN-UPS TO BLIGHTED, VACANT, AND ABANDONED PROPERTIES WITHIN THE CITY OF TROTWOOD.

Attachments: [R25-35](#)

[R25-36](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO AN LPA FEDERAL ODOT - LET PROJECT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION ACCEPTING GRANT FUNDS IN AN AMOUNT NOT TO EXCEED \$987,120.00 TO IMPROVE PEDESTRIAN ACCESS ALONG OLIVE ROAD AND ENHANCE THE INTERSECTION OF OLIVE ROAD AND STATE ROUTE 49, PROJECT ID NO. 117202.

Attachments: [R25-36](#)

[R25-36 Exhibit A](#)

XII. Open Public Hearing

To comment during the Public Hearing on the Petition to Appeal the Planning Commission's Decision in Case PL-2025-02, 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 stand and be sworn in. When it is your turn to speak, you will be asked to step to the microphone, state your name and address, and proceed with your comments. Only comments relating to this appeal are permissible. You will have three (3) minutes to speak.

XIII. Petition to Appeal[25-10](#)

AFFIRM, REVERSE, OR MODIFY THE DECISION OF THE PLANNING COMMISSION IN CASE PL-2025-02 on February 25, 2025 denying a request by Zappia Motors, located at 5242 Salem Bend Drive, to modify a previously approved Conditional Use Exception (PC-22-04) increasing the total number of vehicles that can be sold on the premises from five (5) to ten (10).

Attachments: [1. 2022-02-22 PC Meeting Minutes FINAL](#)
[2. 2022-03-16 PC Meeting Minutes FINAL](#)
[3. 2024-10-22 PC Packet Staff Report \(ZV-2024-21\)](#)
[4. 2024 PPT \(ZV-2024-21\)](#)
[5. 2024-10-22 PC Meeting Minutes FINAL](#)
[6. 2024-11-12 PC Packet Staff Report \(ZV-2024-21\)](#)
[7. 2024-11-12 PC Meeting Minutes FINAL](#)
[8. 2024-11-12 PC Denial Letter \(ZV-2024-21\)](#)
[9. 2025-02-25 PC Packet Staff Report \(PL-2025-02\)](#)
[10. 2025 PPT \(PL-2025-02\)](#)
[11. 2025-02-25 Meeting Minutes FINAL](#)
[12. 2025-03-25 Meeting Minutes DRAFT](#)

XIV. Close Public Hearing**XV. Deliberations on Petition to Appeal Planning Commission Decision in Case PL-2025-02****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