



**City of Trotwood Planning Commission**

3035 Olive Road, Trotwood, Ohio 45426

Phone: (937) 854-7227 • Fax (937) 854-0574 • Website: [www.trotwood.org](http://www.trotwood.org)

**Agenda  
October 22, 2024  
Planning Commission Meeting**

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Agenda Review**
- V. Approval of Minutes**
  - September 24, 2024
- VI. Public Comment (Any comment not related to items on the agenda)**
- VII. Unfinished Business**
  - Discussion Item - Single Family Housing Zoning Changes
  - Discussion Item – Use Definitions and Districts
- VIII. New Business**
  - ZV-2024-21 (Zappia Motors) A conditional use request by Zappia Motors from TCO 1166.04(a) to amend a conditional use exception request (PC-22-04) to allow a total of 10 used cars to be on display for sale on-site, instead of the previously approved 5. The property is located at 5242 Salem Bend Drive in the City of Trotwood.
- IX. Commission Members Comments**
- X. Planning & Development Department Remarks**
- XI. Adjournment**



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**STAFF REPORT  
(October 22, 2024 Meeting)**

**Docket No. / Project Title:** ZV-2024-21 (Zappia Motors)  
**Staff:** Tyler Hauck  
**Applicant:** Joseph Moore  
**Property Size:** 0.43 acres  
**Current Zoning:** GB (General Business) – Located in SARA  
**Location:** 5242 Salem Bend Drive, in the City of Trotwood

**Background Summary:**

The applicant is requesting a modification to their previously approved Conditional Use Exception (PC-22-04) to allow a total of 10 cars to be sold on the property at one time. As a part of the previous approval, the Planning Commission permitted a total of 5 cars to be sold on the premises.

**Key Issue Summary:**

The following key issue(s) currently do not meet the Zoning Ordinance requirements and should be considered and discussed with the Planning Commission in the course of their decision-making process:

1. Is there sufficient space for an additional 5 vehicles for sale while still accommodating the employee parking, customer parking, and leaving area for 2-way drive aisles.

**Preliminary Staff Recommendation:**

Staff recommends denial of the modification. Based on the Zoning Ordinance and best practices as it relates to vehicle safety and travel lanes, there is insufficient space to allow for the maximum number of spaces (17) and two-way traffic to flow on the site. The configuration and size of the site does not lend itself to having the ability to sell 10 cars on-site at one time while also accommodating the necessary parking for employees and customers both dropping off and picking up vehicles to be repaired and also customers inspecting vehicles for sale.

If the Planning Commission votes to approve the modification, staff asks that the following conditions be placed on the approval:

1. A parking lot striping plan be submitted, reviewed, and approved by the Planning & Zoning Department, striping all parking spaces consistent with the requirements of the Zoning Ordinance. The parking lot striping plan shall be approved prior to any additional vehicles be listed for sale on-site.

- As a part of the parking lot striping plan, employee parking signage be proposed for the most inaccessible parking spaces on site, as determined by the Planning and Zoning Administrator. The number of employee parking signs shall be determined by the applicant's indication of the number of employees on-site during the largest shift. These signs shall be installed prior to any additional vehicles being listed for sale on-site.

**Planning Commission Options:**

In reviewing a request for project located within the SARA (Salem Avenue Redevelopment Area), the Planning Commission may (1) move to approve the application, (2) move to require a modification of the application, (3) move to deny the application, or (4) table the review to the next Planning Commission meeting.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Auto Sales & Service (Zappia Motors)
<b>Site Features:</b>	8-Bay Auto Service Area, Unstriped Parking Area
<b>Special Circumstances:</b>	Located within the Salem Avenue Redevelopment Area
<b>Vehicle Access:</b>	Salem Bend Drive – Local Street

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	GB (General Business)	Home Depot
<b>South:</b>	GB (General Business)	White Castle
<b>East:</b>	GB (General Business)	Home Depot
<b>West:</b>	GB (General Business)	Pep Boys / Auto Zone

This property is located in the SARA District (Salem Avenue Redevelopment Area). The following Planning Principle(s) apply to this application:

- The site design of commercial development is one of the most critical aspects of a successful project. Decisions made at the conceptual design stage have repercussions throughout the design development process. This section begins with a listing of some of the more common components of commercial site development.
- The main components of commercial site design that should be considered throughout the design development process include buildings, walls, and other architectural features.
- Site designs should respond to local contextual influences and to the site designs of adjoining developments.

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting a modification to a conditional use previously approved by the Planning Commission. The applicant is asking to allow the sale of up to 10 vehicles on-site at one time. The current conditional use approval from the Planning Commission allows up to 5 vehicles to be sold on-site at one time.
2. The applicant is operating an automotive repair business along with a used vehicles sales business at this location. This is a conditional use within the SARA (Salem Avenue Redevelopment Area), which uses the R-B (Regional – Business) zoning district as a template.
3. In February of 2022, the Planning Commission approved the conditional use of this business, with the condition that no more than 5 vehicles may be sold on-site at one time (PC-22-04). At this time, the applicant is requesting to modify that condition to no more than 10 vehicles.
4. The property is 0.428 acres in size (18,644 sq. ft.). Of that area, 8,460 square feet (45% of the total area) is used as paving for driveway aisles and parking for used cars for sale, employees, and customer parking.
5. The Zoning Ordinance requires that parking spaces are 20 feet in length by 10 feet in width.
6. While there is no requirement of drive aisle width in the Zoning Ordinance, best practices are that drive aisles are 24 feet in width, which allows two-way traffic of vehicles safely.
7. No site plan was provided with the application and there is no striping on the lot, however there appears to be sufficient room to park 1 row of cars along the Salem Bend Drive frontage. Using the measurement of 10 feet in width per space, it appears that 10 parking spaces are feasible. This is 10 parking spaces for all used car sales, employee parking, and customer parking.
8. There is also approximately 80 feet available along the south property line that could be used for the parking of 8 vehicles. However, two-way traffic would not be viable for sections of this 80 feet. With the 20 feet of depth required for a parking space and 24 feet recommended for two-way vehicular traffic, the minimum width of an area to accommodate parking and two-way traffic should be 44 feet. The distance in this section fluctuates from 32 feet to 26 feet in width.
9. As previously stated, there are no painted markings on the property to indicate available parking spaces. The Zoning Ordinance requires that all parking lots above 5 spaces shall be clearly marked.
10. It is unclear how many employees work on the property during the largest shift. While this does not change the parking requirements for this property, it does provide more information on who will be utilizing the parking spaces.
11. The Zoning Ordinance specifies how many parking spaces are required per use. In this case, an auto repair shop is required to have 2 parking spaces per bay. There are 8 bays on this property so 16 parking spaces are required for customers and employees for just the auto repair shop use. For auto sales, 1 space is required for each 2,000 square feet of vehicle sales area. From 5-10 used cars for sale, the auto sales portion would require 1 parking space. With both of these uses together, the total parking count required for this business by the Zoning Ordinance would be 17 parking spaces. It is important to remember that parking spaces in this case are for employees and customers, not vehicles for sale. To comply with the Zoning Ordinance and sell a total of 10 cars on site, the property would need 27 parking spaces.

12. Since opening operation, the property has received 1 notice of violation (RAC-24-1337) dated September 9, 2024 for selling 6 vehicles on the property when only 5 are permitted. The business has corrected the violation while they await the outcome of this case.