

ORDINANCE NO. OR03-26

AN ORDINANCE BY THE TROTWOOD CITY COUNCIL ACCEPTING THE RECOMMENDATION FROM THE TROTWOOD PLANNING COMMISSION TO APPROVE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY AND THE RECLASSIFICATION OF LAND KNOWN AS 6051 WOLF CREEK PIKE, WHICH IS COMPRISED OF PARCEL ID NOS. H33 00214 0010 AND H33 00214 0011 AND IS APPROXIMATELY 14.424 ACRES, FROM GENERAL BUSINESS (GB) TO LIGHT INDUSTRIAL 2 (L-I-2) TO ALLOW FOR FUTURE EXPANSION OF THE EXISTING USE.

WHEREAS, Applicant Karen Mohme, Wolf Creek Portable Piping Products, has applied for an official Zoning Map amendment to change the zoning of land known as 6051 Wolf Creek Pike (the “Property”), Parcel ID Nos. H33 00214 0010 and H33 00214 0011, from General Business (GB) to Light Industrial 2 (L-I-2); and

WHEREAS, the City’s Planning and Development Director, after review of the application for the official Zoning Map amendment and Section 1125.08 of the City of Trotwood Code of Ordinances (Zoning Text and Map Amendment), has determined that this amendment is consistent with the existing land use pattern and would bring this Property into conformance with the Trotwood Planning and Zoning Code, allowing for possible future expansion of the existing use of the Property; and

WHEREAS, the Planning Commission held a public hearing on February 11, 2026, Case #PL-2025-32, after notice of the same was duly served on all persons required to be notified by law in accordance with Section 1125.08 of the City of Trotwood Code of Ordinances; and

WHEREAS, the Planning Commission recommends that City Council amend the official Zoning Map of the City by reclassifying approximately 14.424 acres of land known as 6051 Wolf Creek Pike, Parcel ID Nos. H33 00214 0010 and H33 00214 0011, from GB to L-I-2; and

WHEREAS, City Council, after having fully considered this matter and having determined that the proposed official Zoning Map amendment is in conformance with the Comprehensive Land Use Plan of the City and that said amendment will promote the general welfare of the City, hereby intends to adopt the recommendation from the Planning Commission regarding the official Zoning Map amendment described above.

TROTWOOD, OHIO 45426

3035 OLIVE ROAD

CITY OF TROTWOOD

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:

SECTION I: The Trotwood City Council accepts the Planning Commission’s recommendation and hereby amends the official Zoning Map of the City by reclassifying approximately 14.424 acres of land known as 6051 Wolf Creek Pike, Parcel ID Nos. H33 00214 0010 and H33 00214 0011, from General Business (GB) to Light Industrial 2 (L-I-2) as depicted on Exhibit “A” attached hereto and incorporated herein by reference.

SECTION II: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including but not limited to Section 121.22 of the Ohio Revised Code.

SECTION III: This Ordinance shall take effect at the earliest time allowed by law.

Passed this **6th** day of **April, 2026**.

ATTEST:

APPROVED:

KARA B. LANDIS
CLERK OF COUNCIL

YVETTE F. PAGE
MAYOR

TYNA R. BROWN
VICE-MAYOR

CERTIFICATE OF RECORDING OFFICER

I, the undersigned, hereby certify that the foregoing is a true and correct copy of Ordinance No. **OR03-26** adopted by the Trotwood City Council at a regular scheduled meeting held on the **6th** day of **April, 2026**, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL

CITY OF TROTWOOD
3035 OLIVE ROAD
TROTWOOD, OHIO 45426