

RESOLUTION NO. R24-87

A RESOLUTION BY THE TROTWOOD CITY COUNCIL EXTENDING THE MORATORIUM UP THROUGH AND INCLUDING JUNE 30, 2025, ON THE ACCEPTANCE OF APPLICATIONS FOR, AND THE ISSUANCE AND PROCESSING OF, ANY NEW PERMIT APPLICATIONS FOR THE BUILDING, DEVELOPMENT, EXPANSION, OR IMPROVEMENTS OF SELF-STORAGE FACILITIES, MINI STORAGE FACILITIES, AND MINI-WAREHOUSES (ROUTINE MAINTENANCE AND NECESSARY REPAIRS EXCEPTED) IN THE CITY OF TROTWOOD, OHIO.

WHEREAS, on December 4, 2023, City Council passed Resolution No. R23-79 establishing a temporary moratorium up through and including December 31, 2024 on the acceptance of applications for, and the issuance and processing of, any new permits for the building, development, expansion, or improvements of self-storage facilities, mini storage facilities, and mini-warehouses (routine maintenance and necessary repairs excepted) in the City of Trotwood, Ohio (“City”); and

WHEREAS, City Council desires to extend the moratorium for a temporary period of time, up through and including June 30, 2025, to facilitate further review of the City’s Comprehensive Community Development Plan and the City’s Zoning Code; and

WHEREAS, the City’s Planning and Zoning Administrator along with the City’s Planning Commission have been diligently reviewing permitted uses in zoning districts in an effort to update the City’s Zoning Code; and

WHEREAS, the City’s Planning Commission met at its regularly scheduled public meeting on Tuesday, September 24, 2024 and discussed permitted uses in zoning districts; and

WHEREAS, the City’s Zoning Code allows storage facilities, which specifically includes “storage warehouses (mini),” and “mini-warehouses,” as conditional uses in the Regional Business District and the Light Industrial District 2; and

WHEREAS, for the purpose of this Resolution, the definition of a “*self-storage facility*” (or “*storage facility*”) shall include the terms “mini-warehouse” and “storage warehouse (mini),” and is further defined as follows: “*Any real property that is designed and used for the purpose of renting or leasing storage spaces in the facility, whether as rooms, lockers, containers, or other indoor and/or outdoor space, to individuals, businesses, or other entities, to store personal possessions and other items.*”; and

WHEREAS, the City needs additional time to review the City’s Zoning Code to determine if there are other appropriate areas for storage facilities in the City that are harmonious with the changes being made to Comprehensive Community Development Plan; and

WHEREAS, an extended moratorium up through and including June 30, 2025, on the acceptance of applications for, and the issuance and processing of, any new permits for the building, development, expansion, or improvement of self-storage facilities in the City will allow City staff the additional time necessary to explore whether there are other zoning districts in the City that would be more appropriate for new storage facilities.

NOW, THEREFORE, BE IS RESOLVED BY THE COUNCIL OF THE CITY OF TROTWOOD, STATE OF OHIO:

SECTION I: Council hereby extends the moratorium up through and including June 30, 2025, on the acceptance of applications for, and the issuance and processing of, any new permits for the building, development, expansion, or improvements of self-storage facilities in the City. The purpose of this moratorium is to allow Planning Commission and City staff time to continue review of the City’s Comprehensive Community Development Plan and Zoning Code and to take action, if necessary, to update and adopt any land use and zoning regulations that may be required.

SECTION II: Council seeks to limit the duration of this moratorium and hereby instructs the City Manager and City Staff to immediately and expeditiously continue the review of the City’s Comprehensive Community Development Plan, the Zoning Code, and issues related to economic growth and development in the City. City Staff will then make recommendations to Council as needed based on this review.

SECTION III: Council hereby directs and orders that there shall be no acceptance of applications for, nor any issuance or processing of, new permits for the building, development, expansion, or improvement of storage facilities, as that term is defined herein (routine maintenance and necessary repairs excepted), in the City of Trotwood up through and including June 30, 2025.

SECTION IV: This Resolution shall take effect and be in force from and after the date of its passage.

Passed this 7th day of October, 2024.

TROTWOOD, OHIO 45426

3035 OLIVE ROAD


CITY OF TROTWOOD

ATTEST:


KARA B. LANDIS
CLERK OF COUNCIL

APPROVED:


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 Resolution No. R24-87 adopted by the Trotwood City Council at a regular scheduled meeting held on the 7th day of October, 2024, and that I am duly authorized to execute this certificate.

Signed this _____ day of _____, _____.

CLERK OF COUNCIL