

RESOLUTION NO. R24-88

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 ALLOWING BUILDING, DEVELOPMENT OR IMPROVEMENTS, MAINTENANCE EXCEPTED, ON THREE-FOUR FAMILY DWELLINGS AND MULTI-FAMILY DWELLINGS IN THE CITY OF TROTWOOD, OHIO.

WHEREAS, on February 5, 2024, City Council passed Resolution No. R24-28 establishing a temporary moratorium up through and including July 31, 2024, on the acceptance of applications for, and the issuance and processing of, new permits for the building, development, expansion, or improvements (maintenance excepted) of Three-Four Family Dwellings and Multi-Family Dwellings in the City of Trotwood (“City”); and

WHEREAS, on June 3, 2024, City Council passed Resolution No. R24-46 extending the moratorium up through and including December 31, 2024, on the acceptance of applications for, and the issuance and processing of, new permits for the building, development, expansion, or improvements (maintenance excepted) of Three-Four Family Dwellings and Multi-Family Dwellings in the City; and

WHEREAS, the City has a Comprehensive Community Development Plan (the “Comprehensive Plan”) that has not been substantially updated since 1999; and

WHEREAS, the City has undertaken a concerted effort in revising the Comprehensive Plan to include necessary updates to its land use plan that will support sustainable growth and provide for future economic opportunities; and

WHEREAS, as part of the ongoing revision process, the Planning and Zoning Administrator is proposing revised zoning use definitions and the City’s Planning Commission is meeting to discuss and determine appropriate zoning districts for various land uses, including Three-Four Family Dwellings and Multi-Family Dwelling; and

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

WHEREAS, the availability of housing is vital to the health, welfare, and quality of life of the City’s residents, and it is a high priority for Council to carefully consider all proposed changes to ensure that future housing developments meet the needs of the community and promote sustainable growth; and

WHEREAS, Council needs additional time to review the forthcoming findings and recommendations from the Planning Commission and Planning and Zoning Administrator regarding zoning and land use regulations for Three-Four Family Dwellings and Multi-Family Dwellings in the City of Trotwood; and

WHEREAS, a six-month extension of the moratorium should be enacted on the acceptance of applications for, and the issuance of, any new permits allowing building, development or improvements, maintenance excepted, on Three-Four Family Dwellings and Multi-Family Dwellings within applicable zoning districts in the City of Trotwood to allow Council time to accomplish the City’s planning goals and to help ensure the public peace, health, safety, economic opportunities, and welfare of its citizens.

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

SECTION I:

Council hereby extends the moratorium for an additional six (6) months, up through and including June 30, 2025, on the acceptance of applications for, and the issuance of, any new permit allowing building, development or improvements, maintenance excepted, on Three-Four Family Dwellings and Multi-Family Dwellings within applicable zoning districts in the City of Trotwood. The purpose of this moratorium is so that Council and City staff may review the forthcoming findings and proposed revisions to the City’s Comprehensive Plan and take appropriate action to update and adopt any land use and zoning requirements that may be required to implement a modern approach to land use for Three-Four Family Dwellings and Multi-Family Dwellings in the City of Trotwood.

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 review of any proposed Comprehensive Plan updates and to make any recommendations necessary relating to land use and zoning regulations to comport with any updates to the City’s Comprehensive Plan and to promote the greatest positive economic impact to the City of Trotwood and its citizens.

SECTION III:

Council hereby directs and orders that no new applications shall be accepted, nor shall any new permits be issued, allowing building, development or improvements, maintenance excepted, on Three-Four Family Dwellings and Multi-Family Dwellings within applicable zoning districts in the City of Trotwood be issued or processed by the City of Trotwood during the six (6) month moratorium.

TROTWOOD, OHIO 45426

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

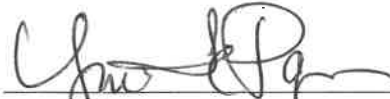
Passed this 7th day of October, 2024.

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 Resolution No. R24-88 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