

VILLAGE OF COMMERCIAL POINT, OHIO

ORDINANCE NO. _____

DEVELOPMENT TRANSPARENCY AND EARLY AWARENESS ORDINANCE

AN ORDINANCE ESTABLISHING DEVELOPMENT TRANSPARENCY AND EARLY AWARENESS FOR MAJOR DEVELOPMENT PROPOSALS WITHIN THE VILLAGE

WHEREAS, significant development proposals have the potential to materially impact infrastructure capacity, public utilities, transportation systems, land use planning, public services, and long-term fiscal conditions of the Village; and

WHEREAS, early and transparent communication between developers, Village administration, Village Council, and the public promotes informed decision-making, fiscal responsibility, and public trust; and

WHEREAS, the Village has a substantial interest in ensuring that major development activity is disclosed at the earliest practicable stage in order to evaluate impacts prior to formal submission of applications; and

WHEREAS, failure to establish such procedures may result in development activity progressing without adequate awareness by elected officials or the public;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Commercial Point, Pickaway County, Ohio:

SECTION 1 - PURPOSE

The purpose of this Ordinance is to establish procedures requiring early disclosure, transparency, and awareness of major development proposals prior to formal application submission, ensuring Village Council and the public are informed at the earliest stage of potential development activity.

SECTION 2 - APPLICABILITY

This Ordinance applies to any development meeting one or more of the following thresholds:

- 1 Development involving five (5) acres or more of land.
- 2 Construction totaling twenty-five thousand (25,000) square feet or more.
- 3 Any rezoning or Planned Unit Development (PUD).
- 4 Any annexation associated with development.
- 5 Any development agreement with the Village.

SECTION 3 - PRE-APPLICATION DEVELOPMENT CONFERENCE

Developers shall participate in a pre-application conference with Village administrative staff prior to submission of any formal application. The purpose is to identify preliminary issues, infrastructure

considerations, and applicable requirements.

SECTION 4 - COUNCIL OBSERVER

One member of Village Council may attend such conferences as a non-voting observer. Said participation shall not constitute negotiation or bind the Council in any manner.

SECTION 5 - SIMULTANEOUS SUBMISSION

All materials submitted to Village staff related to development proposals covered by this Ordinance shall be simultaneously provided to Village Council for informational purposes.

SECTION 6 - PUBLIC CONCEPT PRESENTATION

Prior to submission of any formal application, a developer shall present a general concept overview of the proposed project at a publicly noticed meeting of Village Council.

No application shall be accepted as complete or processed by the Village until the requirements of this Section have been satisfied.

Such presentation shall be informational only and shall not constitute approval, endorsement, or commitment.

SECTION 7 - EARLY DEVELOPMENT DISCUSSIONS

Any substantive communication or meeting between a developer and Village officials or staff that could reasonably lead to a qualifying development shall be subject to the provisions of this Ordinance prior to formal application submission.

SECTION 8 - OPEN MEETINGS COMPLIANCE

All Council participation shall comply with Ohio Open Meetings Law.

SECTION 9 - ADMINISTRATIVE AUTHORITY

Nothing in this Ordinance shall limit or impair the authority of Village staff to review, process, or regulate development applications in accordance with existing law.

SECTION 10 - TRANSPARENCY PROTECTION

Any modification or repeal of this Ordinance shall require public notice, two readings, and opportunity for public comment.

SECTION 11 - MANDATORY REPORTING

The Village Administrator shall provide a monthly report to Council identifying all development activity, meetings, and submissions subject to this Ordinance.

SECTION 12 - EFFECTIVE DATE

Effective as permitted by law unless emergency clause applies.

SECTION 13 - EMERGENCY CLAUSE

This Ordinance is declared an emergency measure necessary for the immediate preservation of public peace, health, and safety, as development activity may otherwise proceed without transparency safeguards, undermining informed governance.

Vote on Suspension of the Readings:

Motion by:

2nd:

Roll Call:

Y _____

Y _____

Y _____

Y _____

Y _____

Y _____

Vote on Passage of the Ordinance:

Motion by:

2nd:

Roll Call:

Y _____

Y _____

Y _____

Y _____

Y _____

Y _____

Adopted this _____ day of _____, 20_____.