

VILLAGE OF COMMERCIAL POINT, OHIO

ORDINANCE NO. ____-2026

**DEVELOPMENT REGISTRY AND MANDATORY PUBLIC
DISCLOSURE ORDINANCE**

WHEREAS, the Village of Commercial Point is a statutory village operating pursuant to the laws of the State of Ohio, including but not limited to Ohio Revised Code Chapter 713; and

WHEREAS, Village Council is responsible for ensuring that governmental processes affecting land use, infrastructure, and development are conducted in a transparent, consistent, and publicly accountable manner; and

WHEREAS, development activity within and around the Village has increased in scale and impact, including large commercial and industrial projects; and

WHEREAS, the absence of a required and enforced public disclosure system allows development activity to advance without consistent public awareness; and

WHEREAS, Council finds that transparency must be implemented through mandatory procedure, not discretionary practice; and

WHEREAS, Council further finds that the failure to require early and continuous public disclosure undermines public confidence and limits informed participation;

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

SECTION 1 — ESTABLISHMENT

There is hereby established a Village Development Registry, which shall be maintained at all times as the official public record of all qualifying development activity.

SECTION 2 — NON-DISCRETIONARY DUTY TO REGISTER

Any qualifying development shall be entered into the Registry upon the earliest occurrence of any development-related communication, request, or meeting with Village officials.

SECTION 3 — REQUIRED CONTENT

Each Registry entry shall include developer identity, parcel information, proposed use, scale, approvals required, and current status.

SECTION 4 — PUBLIC ACCESS

The Registry shall be publicly accessible at all times and available online or in person.

SECTION 5 — MANDATORY UPDATE REQUIREMENT

Entries shall be updated within five (5) business days of any material change.

SECTION 6 — PROCEDURAL LOCK

No development shall proceed to any formal review, discussion, or approval unless it is properly listed and current in the Registry.

SECTION 7 — NO WAIVER

This Ordinance shall not be waived or bypassed except by formal legislative action.

SECTION 8 — ADMINISTRATION

The Clerk or Administrator shall maintain the Registry and ensure compliance.

SECTION 9 — LEGAL LIMITATION

This Ordinance regulates procedure only and does not alter property rights.

SECTION 10 — SEVERABILITY

If any portion is invalid, the remainder shall remain in effect.

SECTION 11 — EMERGENCY CLAUSE

This Ordinance is necessary for immediate preservation of transparency and shall take effect immediately upon passage.

Vote on Suspension of the Readings:

Motion by: _____

2nd: _____

Roll Call:

____ Patricia Anderson

____ Jay Weaver

____ Courtney Denton

____ Dustyn Fox

____ Eric Nungester

____ Ezekiel Miller

Vote on Passage of the Ordinance:

Motion by: _____

2nd: _____

Roll Call:

____ Patricia Anderson

____ Jay Weaver

____ Courtney Denton

____ Dustyn Fox

____ Eric Nungester

____ Ezekiel Miller

Adopted this ____ day of _____, 2026.

Mayor

Fiscal Officer

Approved as to Form:

Village Solicitor

EMERGENCY DECLARATION

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Village of Commercial Point.

The emergency nature arises from the need to ensure immediate transparency and public awareness of development activity affecting the Village, and to prevent undisclosed development processes from advancing without public visibility.

Therefore, this Ordinance shall take effect immediately upon passage pursuant to Ohio law governing emergency legislation.