

RESOLUTION 09-2026

A RESOLUTION IMPOSING AN EMERGENCY MORATORIUM ON NEW DEVELOPMENT APPLICATIONS AND APPROVALS FOR A PERIOD OF ONE HUNDRED AND EIGHTY (180) DAYS, PURSUANT TO OHIO REVISED CODE SECTIONS 715.01 AND 713.02, AND DECLARING THE LEGISLATIVE INTENT OF COUNCIL

WHEREAS,

The Village Council of the Village of Commercial Point, Pickaway County, Ohio, is vested with the authority to adopt and enforce local police, sanitary, zoning, and land-use regulations pursuant to Ohio Revised Code § 715.01 (general police powers) and Ohio Revised Code § 713.02 (zoning authority) and the Village's zoning code (Part Eleven of the Commercial Point Code of Ordinances);

WHEREAS,

Village Council finds that a emergency moratorium on new development applications, approvals, and permits is necessary to allow Village Council, the Land Use Committee, and professional consultants time to engage in comprehensive planning and zoning review, including evaluation of existing land-use regulations, infrastructure capacity, subdivision and development standards, and potential rezoning options; and

WHEREAS,

Village Council intends to retain professional planning, zoning, engineering, and legal consultants to assist in these efforts and desires to ensure that current and future land-use regulations are consistent with the Village's long-term planning goals; and

WHEREAS,

The acceptance or approval of new development applications during this review period could result in development inconsistent with anticipated regulatory changes and the comprehensive planning process; and

WHEREAS,

This temporary moratorium is reasonably necessary to protect the public health, safety, and general welfare and is limited in duration; now, therefore,



NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, PICKAWAY COUNTY, OHIO:

SECTION 1. Temporary Moratorium Imposed.

RESOLUTION 09-2026

Pursuant to the authority granted by Ohio Revised Code §§ 715.01 and 713.02, a temporary emergency moratorium is hereby imposed on the acceptance, processing, approval, or issuance of any of the following within the Village:

- a. New zoning and rezoning applications not currently going through the legislative review process, including conditional use applications;
- b. Preliminary or final site plan approvals;
- c. Planned development approvals; and
- d. Building permits or development-related permits for new construction or expansion of existing industrial developments.
- e. Any requests tied to data center development in any capacity or phase.

This moratorium does not apply to applications determined by the Village Administrator or designee to be necessary for public health, safety, or essential maintenance that does not enlarge use or intensity.

SECTION 2. Duration.

This moratorium shall begin on the effective date of this Resolution and shall remain in effect for a period of one hundred and eighty (180) consecutive days, unless earlier terminated or extended by further action of Village Council.

SECTION 3. Planning Review.

During the moratorium period, Village Council, the land use committee, Village staff, and professional consultants shall review and evaluate existing land-use regulations, infrastructure capacity, and development standards and may prepare or propose amendments to the zoning code and comprehensive planning documents.

SECTION 4. Legislative Intent and Three Readings.

This Resolution is hereby declared to be a legislative measure requiring three (3) readings and shall take effect at the earliest time permitted under the Ohio Revised Code following its final passage.

SECTION 5. Compliance With Open Meetings Law.

It is found and determined that all formal actions of this Council relating to the passage of this Resolution were adopted in an open meeting in compliance with Ohio's open meetings laws.

Vote on Suspension of the Readings:

Motion by _____ 2nd _____

RESOLUTION 09-2026

Roll Call:

_____ Patricia Anderson	_____ Courtney Denton	_____ Eric Nungester
_____ Jay Weaver	_____ Dustyn Fox	_____ Ezekiel Miller

Vote on Passage of the Resolution:

Motion by: _____

2nd: _____

Roll Call:

_____ Patricia Anderson	_____ Courtney Denton	_____
Eric Nungester _____ Jay Weaver	_____ Dustyn Fox	
_____ Ezekiel Miller		

Adopted this ____ day of _____, 2026.