

RECORD OF ORDINANCES

Ordinance No. 2024-O-5

May 13, 2024

City of Bellbrook State of Ohio

Ordinance No. 2024-O-5

APPROVING THE APPLICATION TO CREATE A COMMUNITY ENTERTAINMENT DISTRICT FOR THE WEST BUSINESS DISTRICT OF BELLBROOK

WHEREAS, Ohio Revised Code Section 4301.80 allows the City of Bellbrook to create a Community Entertainment District (CED) on application to the Mayor which district would encompass in excess of 20 acres; and

WHEREAS, Treig LLC has applied for the creation of such district on lands encompassing areas within the West area of Bellbrook including 4441 S.R. 725 which lands in total exceed 20 acres; and

WHEREAS, the application is complete and meets the requirements of Ohio Revised Code 4301.80; and

WHEREAS, notice of such application to designate the Community Entertainment District was published and noticed as required by Ohio Revised Code 4301.80; and

WHEREAS, Mayor Michael Schweller has reviewed the application and has formally recommended approval of the application based upon the application meeting criteria set forth in Ohio Revised Code 4301.80.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. City Council hereby accepts the recommendation of the Mayor as required by Ohio Revised Code 4301.80 and further finds that the application requesting the creation of a Community Entertainment District (CED) does in fact contain those requirements as provided for in the referenced statute.

Section 2. City Council specifically finds as follows:

- A. The map drawing and Zoning Description incorporated by reference is in sufficient detail to identify the boundaries of the district as set forth in Exhibit "A"
- B. The application contains a general statement of the nature and types of establishments to be located within the proposed CED.
- C. That the proposed Community Entertainment District will substantially contribute to entertainment, retail, and social opportunities for the community.
- D. The proposed time frame for development of the establishments for the CED is in accordance with the City of Bellbrook zoning and development plans.
- E. The proposed CED is in excess of twenty contiguous acres and is within the City of Bellbrook which was incorporated as a Village prior to 1880 and is within Greene County where at least one CED already exists.

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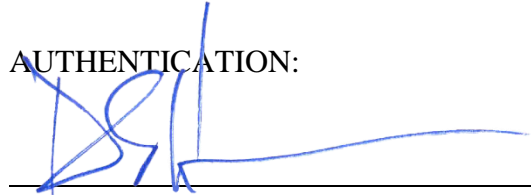
Section 3. After due discussion and deliberation, review of the application, and after taking into account the recommendation of the Mayor with regard to the application for the creation of a Community Entertainment District, this Council hereby finds that the application meets the needs of the City and the requirements of Ohio Revised Code 4301.80. The City Manager is hereby authorized to take whatever actions are necessary to implement the application with any affected state agencies, or otherwise.

Section 4. That it is found and determined that all formal actions of the City Council relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

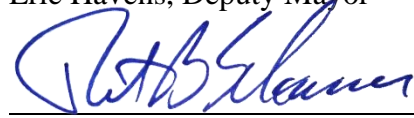
PASSED BY City Council this 13th day of May 2024.

5 Yeas; 0 Nays.

AUTHENTICATION:



Eric Havens, Deputy Mayor



Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney