

ORDINANCE NO. 35

An ordinance to create a Village Planning Commission for the purpose of making plans and maps of the whole or any portion of said village, and to make changes in such plans and maps when it deems the same is advisable, and to adopt plans for the dividing the village or any portion thereof into zones or districts; to adopt regulations with reference thereto, and to perform such other duties as are delegated to it by the ordinances of said village,

Be it ordained by the Council of the Village of Spencer, State of Ohio:

Section 1. That there is hereby created a Village Planning Commission consisting of the Mayor, the chairman of the committee on finance, the chairman of the committee on public grounds, and four citizens of the Village of Spencer, Ohio, who shall serve without compensation, and shall be appointed by the Mayor. The Mayor shall be ex-officio a member of said committee; and shall be chairman of the same. The Mayor, the chairman of the committee on finance, and chairman of the committee on public grounds shall hold office as such during their respective terms as officers of said village, and until their successors are elected or appointed and have qualified. The members of said commission appointed by the Mayor shall hold office, two for the term of three years, and two for the term of six years.

MEETINGS: Meetings of the board shall be held at such time as the board may determine. The board shall adopt its

own rules of procedure and keep a record of its proceedings showing the action of the board and the vote of each member upon each question considered. Said Planning Commission shall be the Platting Commission of the village, and all the powers and duties provided for platting commissioners ~~or~~ commissioners of municipalities is hereby conferred upon them. They shall have the power to frame and adopt a plan or plans for dividing the municipality ~~or~~ any portion thereof into zones and districts in the interest of the public health, safety, convenience, comfort, prosperity or general welfare for the limitations and regulations of the height, the bulk and location (including percentage of lot occupancy, set back building lines, and area and dimensions of yards, courts, and open spaces), and the uses of buildings and other structures, and of premises in such zones and districts, and ~~there~~ is hereby conferred upon such commissioners such other authority as is delegated by law.

Section 2. When ever Planning Commission certifies to the council any such plans for the districting or zoning of the village ~~whether~~ in restricting of the location of the buildings and structures and to regulate the height of buildings and structures or the bulk and location, precentage of lot occupancy, set back building lines, area and dimensions of yards or other open spaces or other regulations affecting the property of the village, said commission shall accompany with its recommendations to said council suitable plats or maps of the zone or district affected by such ordinance, resolution or regulation.

Section 3. Before any ordinance, measure or regulation authorized under the proceedings of this ordinance of said

commission shall become effective, said ordinance, resolution, recommendation or measure shall be certified by the commission to the council, and thereupon said council shall hold a public hearing or hearings thereof, and shall give thirty days notice of the time and place thereof in a newspaper in general circulation in said municipality; and during said interval of thirty days the text or copy of the text of such ordinance, resolution, measure, regulation, together with the maps, or plans or copies thereof forming part of or referred to in said ordinance, resolution, measure or regulation, and the maps, plans and reports submitted by said Planning Commission shall be on file for public examination in the office of the clerk of the council. No such ordinance, resolution, measure or regulation which violates, differs from or departs from the plan or reports submitted by the Planning Commission shall take effect unless passed or approved by not less than three-fourths of the full membership of said council.

Section 4. The commissioners shall have the power to control, appoint and employ such architects, engineers and other professional service, and to appoint such clerks, draftsmen and such other subordinates as it shall deem necessary for the performance of its functions; the expenditures for such services and such employment to be within the amounts appropriated for such persons by the council of the village; and the council may provide for the expenditures and accommodations necessary for the work of the commission.

Section 5. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 8/31/28

C. R. Aldrich

Mayor.

Attest:

G. L. Emerson

Clerk.