

ORDINANCE NO. 2025-24

AN ORDINANCE ESTABLISHING THE “ANTWERP SQUARE HOUSING DISTRICT” AND ADOPTING PRO-HOUSING DEVELOPMENT POLICIES TO ACCELERATE RESIDENTIAL GROWTH AND DECLARING THE SAME AN EMERGENCY

WHEREAS, the Village of Antwerp, Ohio recognizes a critical need for affordable workforce housing in light of local, on-going economic development activities; and

WHEREAS, the Council of the Village of Antwerp, Ohio wishes to qualify for maximum funding under the Ohio Residential Economic Development District (“REDD”) Grant program by enacting “Pro-Housing Development Policies” as defined in Ohio Revised Code § 122.636; and

WHEREAS, , the Council of the Village of Antwerp, Ohio finds said pro-housing development policies, as listed below, to be necessary and appropriate in the case of the Antwerp Square project; and

WHEREAS, this ordinance is being deemed an emergency measure for the reason that said pro-housing development policies must be adopted by the Village in order to ensure timely consideration of the Village’s application for the Ohio Department of Development’s REDD Grant program, which said applications open on December 16, 2025, with the first applications receiving priority consideration.

NOW, THEREFORE, BE IT ORDAINED BY A MINIMUM OF A THREE-FOURTHS VOTE by the Council of the Village of Antwerp, Paulding County, Ohio:

Section 1. That the rules requiring three readings of any ordinance or resolution prior to its passage by a minimum of the majority of the council are hereby suspended pursuant to Ohio Revised Code Section 705.15.

Section 2. That a significant portion of the property known as “Antwerp Square” (approximately 94-acres, see attached Exhibit “A” for a map of the boundaries of said area) is hereby designated a Priority Workforce Housing District.

Section 3. That, in order to reduce development costs, the Council of the Village of Antwerp, Ohio hereby waives the following fees for the Antwerp Square project: (a) All Zoning and Planning Commission Review Fees, (b) All Village-imposed Building Inspection Fees, and (c) Water and Sewer Tap Fees for the first 100 units.

Section 4. . FLEXIBLE STANDARDS. Within this District, the Village shall apply flexible zoning standards to the extent feasible in order to promote affordability and density, subject to approval of the Village Zoning Board and Village Engineer.

Section 5. It is found and determined that all formal actions of the Council of the Village of Antwerp, Ohio, concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of the Council and any of its committees that resulted in such formal action, were in meetings open to the public, and in compliance with all legal requirements.

Section 6. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the Village for the reason that said pro-

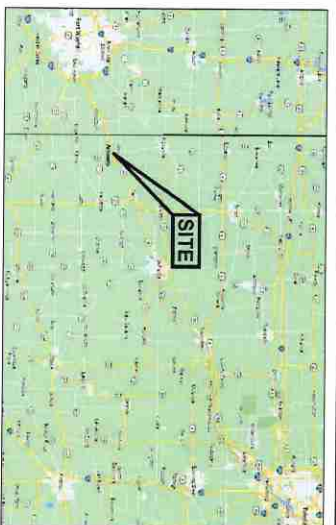
housing development policies must be adopted by the Village in order to ensure timely consideration of the Village's application for the Ohio Department of Development's REDD Grant program, which said applications open on December 16, 2025, with the first applications receiving priority consideration. This Ordinance shall take effect and be in force immediately after its passage and approval; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Date: 12/10/2025

Jan Reeb
Jan Reeb, Mayor of the Village of Antwerp

ATTEST:

Kevin Hornish
Kevin Hornish, Fiscal Officer



PLANNED USES

Travel Plaza
Freeway Commercial Uses
Hotel / Restaurant / Conference Center
Commercial / Retail / Office / Institutional
Multi-Family Housing
Single-Family Housing
Senior Housing

PROJECT STATISTICS

TOTAL SITE AREA:	94.0 Acres
TOTAL COMMERCIAL AREA:	44.3 Acres
TOTAL RESIDENTIAL AREA:	45.2 Acres

RESIDENTIAL SUBURBS				
	Use	Max Density (units/40')	Max Use of Units	
Subarea	Average	6.5	6.6	43
A	Duplex	6.5	6.6	43
B	Single-Family	9.1	4.5	45
C	Multi-Family	8.3	15.0	130
D	Single-Family	8.5	8.0	68
E	Multi-Family	7.8	8.0	61
TOTALS		40.2	8.6	345
COMMERCIAL SUBURBS				
Subarea	Use		Average	
F	Business/Office Space		5.2	
G	Travel/Fixed/Hotel/Restaurant		4.9	
H	Recreation/Commercial/Hotel		15.6	
I	Neighborhood Commercial		3.1	
J	Community/Industrial		9.5	
TOTALS			38.3	
	Total Project		94.0	
	Site		316	
	Active Parking		155	
	Right-of-Way		15.5	

ANTWERP SQUARE

Village of Antwerp, Ohio 45813