Please refer to old Ordinance 10, recodified into Chapter 216, both titled “Subdivision of Land”.

This existing ordinance was written in an attempt to properly manage any new “sub-divisions,” or suburban-like developments or groups of new housing, similar to Eureka Estates.

While a key intent of application of the ordinance was if it required new roads;  other wording however in the chapter also applies to any subdivision of land….even a simple lot split.

Thus, recently the Planning Commission and Town Board discussed a flaw in the ordinances as written long ago.

One key specific example in Old Ordinance 10, Chapter 1, Section 4 called a subdivision of property……”is the result of a division of land creating only parcels of 20 acres or more in size *and with at least 500 feet or more of public road frontage.”* That wording, of course, carried into recodified Chapter 216-4, item B3.

The need to remove that 500-foot requirement drove a review and re-write of the entire 25-page recodified Chapter 216, with input from our new Township Attorney.

The new document was forwarded to Planning Commission by the Town Board at their 12/27/22 meeting. The document is still under review.

The Planning Commission had it on their agenda for the first time at the January 3rd meeting. Additional needed changes are being reviewed.

The new document more importantly and clearly differentiates between a simple “lot split / combination process” in 216-7 and a more complex “Platted subdivision process in 216-8.

A Public Hearing has been scheduled for January 17th to gather public input.

Bill Clancy Chairman Planning Commission