

APPLICATION FOR MINOR SUBDIVISION APPROVAL

Williams County Regional Planning Commission
12953 County Road G
Bryan, OH 43506

Date: _____ Application No: _____

Applicant's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

The undersigned hereby applies for minor subdivision approval under Section 711.131 Ohio Revised Code, and certifies all material submitted with this application is true and correct. (Action must be taken within seven (7) working days).

Signature _____ Telephone No. _____

Owner of Property Agent For Owner of Property

Current Parcel Information:

Township: _____ Section: _____ Quarter Section: _____

Parcel Size (acres): _____ Tax Parcel No. _____

Minor subdivision approval may be granted only under the following conditions:

1. The proposed subdivision is along an existing public road and involves no opening, widening or extension of any existing street or road.
2. No more than five parcels are created after the original parcel has been completely subdivided. (See 1977 tax maps on file at Planning Commission office or Williams County Engineer's web page at www.wmscoengineer.com)
3. The subdivision is not contrary to applicable platting, subdividing, or zoning regulations. Variances can only be requested before the entire Commission or Executive Committee thereof.
4. The property has been surveyed and a "Plat of Survey" and legal description is submitted.
5. Approval is granted or review has been made where applicable by the Agencies listed.
6. Property is not within the flood plain, if it is to be used for building purposes. The flood maps can be viewed on the Williams County Engineer's web page at www.wmscoengineer.com.

Proposed Parcel Information:

Proposed Split Parcel Size (acres): _____

List Buildings on New Parcel: _____

If addition to an existing parcel, list existing parcel number: _____

STATEMENTS TO BE AFFIXED ON THE DEED

"The lands herein conveyed and any use and improvements made on this land shall be in conformity with all existing valid planning, zoning, platting, health, setback, or other lawful rules and regulations of Williams County, Ohio for the benefit of grantor and all other subsequent owners, assigns taking title from, under or through the undersigned."

"Surveyed by _____(Surveyor) and recorded in Volume_____, Page_____ of the Williams County Survey Records in the office of the Williams County Engineer."

Grantor reserves unto himself and grants to the Williams County Commissioners an easement for highway purposes only 40 feet in width measured perpendicular to the centerline of road along that portion of the property which fronts said highway."

"There shall be no construction of buildings or other structures within 90 feet of the center line of the roadway abutting this property."

For Information only: Parcels in Center, Pulaski and Springfield Townships are subject to zoning, please consult zoning documents for other setback requirements in these townships)

NOTE: This form must be submitted to the Williams County Auditor for transfer after all departments have responded.

Minor Subdivision Lot Split Dimensions

The minimum road frontage shall be 150 feet (200 feet in Center Township), maximum depth to width ratio shall be 3:1 (i.e., a 150 feet wide lot supports a maximum depth of 450 feet). The minimum building setback shall be 90 feet as measured perpendicular from the centerline of the right of way.

FEE SCHEDULE

At the time of submitting an application for administrative approval, the applicant, or their agent, shall complete the application for deed transfer and provide the necessary enclosures. The application will also include a fee for this transfer as follows:

\$50.00 per split per lot

FOR OFFICIAL USE ONLY

Williams County Engineer

Date Received: _____

Approved

Denied

Comments:

Does This Split Create More Than Five Parcels Including Original From 1977 Tax Maps to Present?

Yes No

Is the 40 feet new right of way and 90 feet building setback shown on the deed?

Yes No

Is the 40 feet new right of way and 90 feet building setback shown on the survey plat?

Yes No

Is the minimum frontage 150 (200 feet for Center Twp)?

Yes No

Is the depth to width ratio less that 3 to 1?

Yes No

Does the property appear to have any Zone A Flood Plain?

If yes, flood insurance may be required, the property owner or agent needs to verify this requirement. If a new dwelling structure is proposed in the Zone A Flood Plain, a flood plain permit will be required prior to any construction beginning. This form is available in the County Commissioners Office on the fourth floor of the courthouse.

Yes No

Is the parcel in Center, Pulaski or Springfield Township?

If yes, is the township zoning approval attached? If no, township zoning approval will be required before the county auditor will transfer the parcel.

Yes No

Is the parcel in a county Sewer District?

If yes, see division of sewer assessment information below.. Yes No

Date: _____

Todd J. Roth, P.E.,P.S.

Williams County Regional Planning Commission

Date Received: _____

Approved

Denied

Comments:

Planning Commission

Date: _____

NOTE: THIS APPROVAL EXPIRES 12 MONTHS FROM THE DATE OF PLANNING COMMISSION APPROVAL ABOVE.