

PLANNING & ZONING REVIEW NOTES

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SUBJECT: Request by Thomas Mills for subdivision sketch, preliminary and final approval of **“The Thompson Farm, Lot 15-B”**, consisting of 1 lot on 5.00 acres, off a pre-existing roadbed connecting to SR-1544, Lashley Road, Baldwin Township.

ATTACHMENTS:

1. Major subdivision application.
2. Arc View map, parcel #79128
3. Septic Improvement Permit
4. Final plat entitled “The Thompson Farm”, prepared by Ritchie Surveying, Co, dated June 3, 2005

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See application and final plat for background information.

February 18, 2005: Staff approval / Minor Subdivision / Lot 15-A / 7 acres

Access roadway: Private road created prior to October 1, 1975.

Septic Improvement Permit: See attachment # 3.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: This issue is before the Board due to requirements in Section 6.4 B of the Subdivision Ordinance regarding subdivision(s) on roadways created prior to October 1, 1975. The ordinance allows staff to approve one such lot every 12 months. An applicant must wait an additional 12 months before requesting approval of additional lots or request approval by the Board of County Commissioners. Staff has received verification from Cindy Perry, Attorney, that the roadway was created prior to October 1, 1975.

RECOMMENDATION: The Planning Department recommends granting sketch, preliminary and final approval of the request with the following condition:

1. No further subdivision of Lots 15-A or 15-B be allowed for an additional 24 months from date of approval by the Board of County Commissioners.