WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 1999-25

AN ORDINANCE TO AMEND ARTICLE III PROCEDURE FOR SUBMISSION OF PLATS, SECTION 1 PRE-APPLICATION INVESTIGATION, OF THE SUBDIVISION CONTROL ORDINANCE FOR WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA, as follows to wit:

Section 1. That Article III, Procedure for Submission of Plats, Section 1 Pre-Application Investigation, be and the same hereby amended to read as follows:

Section 1 Pre-Application Investigation

The subdivider, owner of record and registered land surveyor proposing to subdivide or plat land into a subdivision shall schedule a pre-application investigation with the Plat Review Committee for technical review before submitting a written application for plat approval. At this consultation a sketch plan of the proposed plat, containing the following information, shall be submitted:

(1) A proposed layout of the streets, lots, and other elements basic to the proposed use in relationship to site conditions.

(2) Location of parks, recreational and other public and semi-public sites existing and proposed within or near the area proposed to be platted.

(3) Proposed methods for handling sewage disposal, drainage, water supply and other utility problems.

The sketch plan may be a pencil drawing superimposed upon a print of a topographic survey of the area proposed to be platted or may be in any other graphic medium and form containing and accurately depicting the above information. The pre-application does not require formal application fee or filing of a plat with the Commission.

During the pre-application investigation, the Plat Review Committee will make a determination regarding whether or not the proposed division of land constitutes a "subdivision" as used herein. If the proposed division of land is determined to be a "Minor Subdivision", the Executive Director shall give written certification of this finding to the owner.

Once filed, the Minor Subdivision will then be forwarded to the Plat Review Committee for approval. The Executive Director has the authority to grant approval of the Minor Subdivision after the Plat Review Committee has approved the Minor Subdivision and as delegated by the Subdivision Control Ordinance.

Notice to all interested parties (adjacent property owners) of the approval shall be given by the subdivider by certified mail with return receipt within ten (10) days of their right to appeal to the Plan Commission. If no appeals are filed within ten (10) days after notice to interested parties has been mailed the Minor Subdivision will then be approved by the Executive Director and recorded in the office of the Warrick County Recorder.

If it is determined by the Plat Review Committee, the proposed division is not a "Minor Subdivision" and after reaching conclusions informally about his general program and the objectives of this chapter the subdivider may proceed with his formal application for the proposed subdivision.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of County Commissioners of Warrick County, State of Indiana.

Approved this 9 Day of August, 1999.

David Rector, President

Larry Barr, Member

Jack Pike, Member

Warrick County Board of Commissioners

ATTEST:

Richard Kixmiller, Auditor

Public Hearing held by Area Plan Commission July 14, 1999.