WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2010- 18

AN ORDINANCE TO AMEND ARTICLE II SECTION 2: TERMS DEFINED SUBSECTION 45 (b) SUBDIVISION OF LAND AND SUBDIVIDE 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 II Section 2: Terms Defined Subsection 45 (b) Subdivision of Land and Subdivide be amended as follows:

(b) THE FOLLOWING DIVISIONS OF LAND SHALL BE CONSIDERED PARCELIZATION.

Area Affected

The following divisions of land shall not be considered a subdivision. All other subdivisions of land shall be subdivided in accordance with the Subdivision Control Ordinance as a Minor or Major Subdivision.

PARCELIZATION

The following subdivisions are excluded from the necessity of conforming to the platting provisions of this Ordinance only after review and approval by the plat review committee for conformity with the subdivision control ordinance and comprehensive zoning ordinance.

(a) The conveyance of not more than two (2) new lots or parcels, with a minimum of 2 ½ acres, located within a metes and bounds described legal description deed with no further parcelization within a calendar year. If the division is to be a building site, the applicant shall submit to the Plat Review Committee proof of septic site/sewer connection and water line or potable water approval.

(b) The conveyance of parcels, 25 acres or greater, conveyed from a parcel of land, provided the new parcels so conveyed do not require any new street improvements, meets all Comprehensive Zoning Ordinance provisions, however, there shall be no further re-parcelization of, or conveyances from, the lots or parcels so created. All newly created parcels shall state- not yet approved as a building site and shall be for recreational and or agricultural purposes.

(c) The conveyance of land not within a recorded subdivision, between the owners of contiguous parcels of land provided that no additional building sites are created by the parcelization.

PARCELIZATION PROCEDURE AND APPROVAL:

1. Meet with the Plat Review Committee with a conceptual plan to determine whether the conceptual plan would meet the parcelization requirements.

2. If the requirements have been met, a plat of survey would be required to create a metes and bounds description of the parcel(s) which would be recorded in the Office of the Warrick County Recorder.

3. File a copy of a completed APC Parcelization Checklist and the proposed plat of survey. Staff will assign addresses for the parcel(s).

4. If the parcelization is approved, the applicant must record the deeds when property is transferred in the Office of the County Recorder. A copy must be submitted to the APC office.

5. Any final decision by the Plat Review Committee is appealable to the full Area Plan Commission Board.

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

Approved this 20th day of December, 2010.

Don Williams, President

Art Noffsinger, Member

Tim Mosbey, Member

ATTEST:
Lawrence Lacer, Auditor

Public Hearing held by Plan Commission 12-6-, 2010.