

RESOLUTION HOLDING HEARING ON PROPOSED REVISED ASHTABULA COUNTY SUBDIVISION REGULATIONS

WHEREAS, This being the date set on August 31, 2021 by Resolution No. 2021-333, pursuant to O.R.C. Section 711.133 for the meeting of the Board to hear any and all comments regarding the proposed revisions of the Ashtabula County Subdivision Regulations; and

WHEREAS, Jimmy Hoppel, Ashtabula County Community Services and Planning explained the proposed revision, as follows:

Division 711.131 (B) of the Ohio Revised Code grants authority to the Ashtabula County Planning Commission or representative to approve divisions of land without necessity of platting. Related to that is the definition of original tract which is defined by section 335 of our subdivision regulations. An original tract is permitted to be split at one time or over a period of time into five resulting lots without a plat. Anything beyond that would initiate that a plat be required.

The intention of the regulation is to limit or manage the pace at which subdivision can occur and create an obstacle to circumventing platting requirements of more than 5 lots. For example, this would limit a property owner from taking 100 acres and splitting into five parcels, then returning the following week and splitting each of those lots into five parcels, and so on, in order to avoid having to go through the platting process.

We are within a window of opportunity to update our definition of original tract, which we are proposing to do with this action. Currently original tract refers to all parcels within the County as they existed on April 5, 2007. This proposed modification would be creating a rolling date for original tract based on the Ashtabula County Auditor's last preceding tax roll. This modification still allows for a managed and limited pace for subdivision of land that is not required to be platted, while making the recording and tracking of land divisions over time clearer and more manageable for the public and the County.

WHEREAS, there were no comments from the public; and

WHEREAS, The Board of Commissioners has heard all testimony regarding this matter and will review the proposed revisions as presented by the Ashtabula County Planning Commission; now

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio, that the hearing on the revision of the Ashtabula County Subdivision Regulations is hereby adjourned.

ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE

Resolution No. 2021-394

October 14, 2021

**RESOLUTION HOLDING HEARING ON PROPOSED REVISED ASHTABULA
COUNTY SUBDIVISION REGULATIONS**

Upon the motion of Casey R. Kozlowski, seconded by J.P. Ducro IV.

VOTE:

Kathryn L. Whittington	Aye
J.P. Ducro IV	Aye
Casey R. Kozlowski	Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio