

11/16/23

Present: Sally Kraley, Eric Coffee, Susan DeVol, Harold Wiebe, and Matt Fisher; Tony DiNovo excused.

Eric called the meeting to order at 7:04pm.

The minutes of the 11/2/23 meeting were accepted as written.

Eric thinks the three things that need done by February is 1) the map, 2) Planned Residential Development, and 3) proof-reading the document before presenting to Regional Planning Commission.

He talked to Brent who said the County has subdivision regulations on the Morrow County website. Over 5 lots is considered a major subdivision. If we don't do anything, then Regional Planning controls subdivisions and lot splits. Part of that is that if a large lot (called a "parent" lot) is subdivided into smaller lots, those smaller lots cannot be subdivided again within 10 years. Eric recommends that anyone who wants a Planned Residential Development should research the county's regulations further. Susan said that there is a difference between someone selling lots to individuals who will build their own homes (usually through a builder) on that lot vs selling a lot or lots to a developer who will subdivide, if necessary, and build houses either on spec or under contract to people who will buy the house.

Susan asked why the Planned Residential Development that was in the first draft was removed. Eric thought it may have been because it left open who was responsible for the shared land. Susan thought the contractor had to set that up and there are all sorts of laws that pertain to developers' responsibility to shared land which don't need to be in our zoning resolution.

Eric recommends we each look at the County's subdivision regulations and see if we can use this in our zoning resolution with some adjustments. Susan suggested we also look for other township zoning that has Planned Residential Development to see if we can find something that fits for us.

Eric moved and Sally seconded to adjourn; all agreed. Adjourned at 8:39pm.

Next meeting December 7, 2023, at 7pm at Peru Township Hall.