

INDEX 103
VILLAGE OF McDONALD
REPLAT REQUEST PROCEDURE

Codified Ordinance 1159.03 **MINOR SUBDIVISION. (LOT SPLIT)**

Or replat:

2-5 lots may be approved by the Planning Commission
attorney and surveyor needed
Cost: \$40.00

The following conditions must be met:

1. The proposed subdivision (or replat) is located along an existing public road and involves no opening, widening, or extension of any street or road;
2. No more than 5 lots are involved after the original parcel has been completely subdivided;
3. The proposed subdivision (or replat) is not contrary to applicable subdivision (or replat) or zoning regulations.

The applicant must do the following:

1. Pay \$40.00;
2. Have the property surveyed;
3. Provide the Village with a mylar (sketch) done by a surveyor;
4. *Provide the Village with a legal description of the property (the surveyor will provide if asked)
5. Send the Mayor a letter requesting the subdivision (or replat);
6. Provide the Village with a duplicate sketch and legal description for Village files.

NOTE: Party or representative requesting subdivision (or replat) should attend the Planning Commission meeting when the request will be discussed.

If the Planning Commission approves the request, the words "**Approved by the Village of McDonald Planning Commission; no plat required,**" shall be affixed to the mylar. (to be typed on the mylar, then the Mayor signs as Chairman of the Planning Commission.

Resident takes the original to the court house to be recorded.

The original is returned to the Village after being recorded and the copies are marked accordingly and filed in the map room.

*See over for sample of description

REPLAT LETTER REQUEST FORM

Date _____

Dear Mayor _____:

I/We would like to request a replat of lots number _____

to one lot no. _____ on _____
(street/avenue/boulevard)

in the Village of McDonald. I understand that the Planning

Commission will review my request for a replat at their meeting on

_____ and I plan to attend in case there are

any questions. The reason for the requested replat is:

Name

Name

Daytime Phone Number

Nighttime Phone Number

CHAPTER 1159
Vacation, Replats and Minor Subdivision

1159.01 Vacations.

1159.02 Replats and correction plats.
 1159.03 Minor subdivision. (Lot Split)

CROSS REFERENCES

Plats - see Ohio R. C. Ch. 711
 Preliminary map - see P. & Z. Ch. 1155
 Final plat - see P. & Z. Ch. 1157
 Design standards - see P. & Z. Ch. 1161

1159.01 VACATIONS.

(a) Lots. Lots in a subdivision may be vacated by the owner(s) in accordance with the provisions of Ohio R. C. Sections 711.24 through 711.26 inclusive.

(b) Streets. The request for vacation of streets shall be by petition to Council. Council may request a recommendation from the Planning Commission and/or the Village Engineer. Council shall not approve the vacating of any street or part thereof if such vacation interferes with the uniformity of the existing street pattern or with any street plans for the area which would affect the health, safety and general welfare of the Village residents. (Ord. 2696-95. Passed 1-4-95.)

1159.02 REPLATS AND CORRECTION PLATS.

A replat or correction plat for which a plat has been previously recorded shall require the same procedure as for a new subdivision. The original volume and page of plat recording shall be shown within the replat title.
 (Ord. 2696-95. Passed 1-4-95.)

1159.03 MINOR SUBDIVISION.(LOT SPLIT)

Approval without a plat of a minor subdivision may be granted by the Village Planning Commission if the proposed division of a parcel of land meets all of the following conditions:

- (a) The proposed subdivision is located along an existing public road and involves no opening, widening or extension of any street or road;
- (b) No more than five lots are involved after the original parcel has been completely subdivided;
- (c) The proposed subdivision is not contrary to applicable subdivision or zoning regulations;

- (d) The property has been surveyed and a sketch and legal description of the property is submitted with the application. A duplicate copy of the sketch and legal description shall be provided to the Planning Commission for Village files.

If approval is given by the Planning Commission under these provisions, the authorized representative of the Commission shall within seven working days after approval by the Commission, affix "Approved by the Village of McDonald Planning Commission; no plat required," to the conveyance for such parcel.

(Ord. 2696-95. Passed 1-4-95.)