

330.1 – Minor Subdivisions

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

1. The proposed subdivision is located along an existing public road, not having limited access, and involves no opening, widening, or extension of any street or road; provided however, that a proposed conveyance of parcel on which a dwelling unit erected before October 7, 1996 and connected to an existing public road by a private lane of not less than thirty (30) feet in width shall be permitted. Such a private lane must be owned exclusively in fee simple by the owner of the parcel proposed to be conveyed, may not serve as access to, or be used by the owner or occupant of any other parcel, and not be considered for the purpose of determining the frontage, depth, width, and area of the parcel proposed to be conveyed.
2. No more than five (5) lots are involved after the original parcel has been completely subdivided.
3. The proposed subdivision is not contrary to applicable subdivision or zoning regulations.
4. The property has been surveyed and a sketch and legal description of the property is submitted with the application.

If approval is given under these provisions, the Commission shall within seven (7) working days after submission approve such proposed division and, upon presentation of a conveyance for said parcel, shall stamp "Approved by the Defiance County Planning Commission; no plat required" and the authorized representative of the Commission shall sign the conveyance.