



[FOR OFFICE USE ONLY]

Permit Application: Re-plat

Planning & Zoning Department
100 Dayton St, 2nd Floor
Yellow Springs, OH 45387
(937) 767-1702

Permit #: _____

Application Received: _____

Applicant and Property Information

Property Address:					
Parcel ID(s):			Zoning District:		
Applicant Name:		Phone:		Email:	
Applicant Address:					
Owner Name:		Phone:		Email:	
Owner Address:					

Procedural Information

- “Re-plat” means the recombining of land parcels or lots that result in the same or fewer number of total parcels or lots that conform to current minimum size requirements.
- Approval Process varies per Village Code 1226.12 (*see page 2 for details*).
 - Approval of a re-plat by the *Zoning Administrator*, without formal action by the Commission, may be granted if a submitted record plan meets all of the conditions in Chapter 1226.12 (a);
 - OR
 - Approval of a re-plat by the *Zoning Administrator*, with formal action by the *Planning Commission*, may be granted if a submitted record plan meets all of the conditions in Chapter 1226.12 (a) (1)-(2) and (b).
- After approval, the re-plat *shall be submitted by the applicant* to the Greene County Recorder for incorporation into the Official Tax Map records within ninety days.

I hereby certify, under penalty of perjury, that all the information provided on this application is true and correct.

Applicant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

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Date filed: _____	Fee * \$ _____	Fee ** \$ _____
	* Fee Paid at \$25 if, under 1226.12(a), no action is required by Planning Commission	** Fee Paid at \$25 + \$100.00 if, under 1226.12(b) action is required by Planning Commission
Approved by Zoning Administrator? <input type="checkbox"/> Yes	PC Hearing Date: _____	Case #: _____
PC Action Taken	Approved <input type="checkbox"/> Denied <input type="checkbox"/> Modification <input type="checkbox"/> None <input type="checkbox"/>	
Total \$	Zoning Official Name and Title	Date

VILLAGE CODE REPLAT PROCEDURE

1226.12 REPLATS.

- (a) Approval of a replat by the Zoning Administrator, without formal action by the Planning Commission, may be granted if a submitted record plan meets all of the following conditions:
- (1) The proposed replat is not contrary to applicable subdivision and zoning regulations.
 - (2) The same number of lots as in the original plat, or less, are created.
 - (3) The recording instrument has a notation stating that any buildable lots created through this replat will be provided with separate and adequate water and sewerage connection laterals, and electric transformers and underground electric lines.
 - (4) For any proposed development resulting in one acre or less of impervious area, a stormwater management plan as stated in the Stormwater Guidelines for Low Impact Development is required. The Stormwater Guidelines for Low Impact Development is contained in the appendix following the text of these subdivision regulations. The stormwater management plan must be maintained by the property owner into perpetuity. The stricter criteria in Section 1226.06(a)(7)B.2. will be required for a planned unit development (PUD) or pocket neighborhood development (PND).
- (b) Approval of a replat by the Zoning Administrator with formal action by the Planning Commission shall be required in the following circumstances, along with additional conditions:
- (1) The proposed replat is located along a private street or access easement. Approval by the Planning Commission may be granted upon review of additional criteria specified in Section 1260.02(e) and 1260.03(a).
 - (2) The proposed replat has a minimum frontage of 20 feet available to access an existing land-locked lot. Approval by the Planning Commission may be granted upon review of additional criteria specified in Section 1226.06(a)(6).
 - (3) The proposed replat creates an uncommon lot configuration. Uncommon lot configurations may be incorporated into a replat if it poses no apparent nuisance and the Planning Commission deems it appropriate. Approval by the Planning Commission may be granted upon review of additional criteria specified in Section 1226.06(a)(6).
 - (4) Approval of the replat shall be made to the Planning Commission in writing, on a form for that purpose, and shall be filed with the Zoning Administrator at least 20 days before the next regularly scheduled meeting at which it is to be heard. The application must be accompanied by a fee, as established by the Village Council, and such other material the Planning Commission determines is necessary.
 - (5) Public notice. When an application has been filed in proper form with the required data, the Zoning Administrator shall cause notice of the time, place and purpose of the hearing to be given, in writing by first class mail, to the applicant(s), to owners of property contiguous to and directly across the street from the property that is the subject of the replat application. The notice shall be given at least seven days in advance of the hearing, noting the request and the property location. The name and address of any property owner on the most recent property record of the Greene County Auditor shall be the address used for public notification. If the address is unclear or uncertain, the property owner may be notified by legal notice published one time at least seven days in advance of any hearing, listing the address of the property to receive notification.
- (c) Upon approval, the replat shall be submitted by the applicant to the Greene County Recorder for incorporation into the Official Tax Map records within 90 days.
- (d) The applicant and/or property owner will be held responsible for any negative impact on surrounding lots.