

ORDINANCE 2015- 16

AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE, REGULATING THE SUBDIVISION OF LAND WITHIN THE JURISDICTIONAL AREA OF HUNTINGTON COUNTY, INDIANA

BE IT ORDAINED, by the Commissioners HUNTINGTON COUNTY, Indiana
("Council"), in a meeting duly assembled;

WHEREAS, the HUNTINGTON COUNTY Plan Commission considered application
PC-15-002 filed by the Department of Community Development to amend the Huntington County
Subdivision Control Ordinance; and,

WHEREAS, the Huntington County Plan Commission, by a 7-0 vote, issued a favorable
recommendation to application PC-15-002 at a meeting duly assembled on June 10, 2015. The
Plan Commission Certification of the favorable recommendation is attached hereto and
incorporated by reference as Exhibit "A;" and,

WHEREAS, the Commissioners now determines that the present Subdivision Control
Ordinance requires amendment to be more effective; and

WHEREAS, such regulation is designed to assure the promotion of public health, safety,
general welfare, efficiency, and economy in the process of development; and

WHEREAS, such provisions are essential to the proper future development of the
jurisdiction and supported by the Comprehensive Plan having jurisdiction.

NOW, THEREFORE, BE IT ORDAINED, by the Huntington County, Indiana
Commissioners, that the certain Sections of the Subdivision Control Ordinance of Huntington
County, Indiana are hereby added by the following:

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“SECTION 4: DEFINITIONS

LOT LINE ADJUSTMENT – Any time additional property is obtained and added to an existing taxable parcel of record by means of an approved survey.

COMBINATION LEGAL – A document requirement for a non-conforming parcel request to be adjoined with an existing contiguous taxable parcel of record.

SECTION 8.1: SUBDIVISION TYPES

C. Lot Line Adjustments:

1. Any non-conforming parcel request that does not create any additional lot and is incorporated with an existing contiguous parcel of record by a combination legal.

SECTION 8.2: STANDARD REQUIREMENTS

C. Lot Line Adjustment

1. All non-conforming lot line adjustments must have certified surveys of the non-conforming parcel that comply with the standards for conforming Minor Subdivision parcels.
2. All non-conforming lot line adjustments must have a combination legal, combining the newly created non-conforming lot with an existing contiguous taxable parcel of record.
 - a. Combination legal must be metes and bounds description or platted lot descriptions, including or together with the newly created parcel of the non-conforming lot line adjustment.
 1. Must be one contiguous lot line once combination form has been approved.
 - b. All monuments shall be identified as per IAC 865-12.\
3. All lot line adjustment surveys and combination legals must be processed for taxation and recording.
4. If adding the newly created lot line adjustment creates a non-conforming taxable parcel of record, then approval from the Huntington County Plan Commission or the Huntington County Board of Zoning Appeals will be required prior to Subdivision Plat Committee approval.”


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This Ordinance shall be in full force and effect following its adoption and in accordance with applicable law.

Adopted this 13th day of July, 2015.

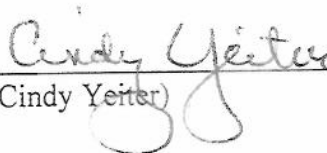
BOARD OF COMMISSIONERS, HUNTINGTON COUNTY, INDIANA


_____ as
(Tom Wall)
President


_____ as
(Larry Buzzard) Member


_____ as
(Rob Miller) Member

ATTEST:

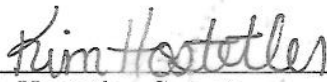

(Cindy Yeiter) as County Auditor

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Exhibit "A"

Plan Commission Certification

On the 10th day of June, 2015 the Huntington County Plan Commission, by a 7-0 vote, certified a favorable recommendation on application PC-15-002



Kim Hostetler, Secretary
Huntington County Plan Commission

