

Petition to Amend the Rules of the Coshocton County Subdivision Regulations

Date: July 13, 2026

To: Coshocton County Regional Planning Commission

Submitted by: Joshua Kempf, Director

Purpose of Petition

The undersigned respectfully petitions the Coshocton County Regional Planning Commission to amend the Rules of the Coshocton County Subdivision Regulations as set forth below.

Authority

This petition is submitted pursuant to the authority of the Coshocton County Regional Planning Commission to prescribe and adopt uniform rules and regulations governing the platting and subdivision of land, as set forth in Article IV(D) of the Resolution of Cooperation and Sections 711.09, 711.10, and 713.21 et seq. of the Ohio Revised Code. Under Article IV(B) and Article IV(D) of the Resolution of Cooperation, the Subdivision Regulations may not be adopted, changed, or supplemented without a public hearing, and any such amendment shall not become effective until after public hearing and ratification by the Board of County Commissioners.

Rule to be Amended

1. Minimum Lot Size

- **Current Rule:**
Lots in all major or minor subdivisions not served by public water and sewer systems, or served only by public water, shall have lot areas as determined by the Coshocton County General Health District, but in no case less than one (1) acre.

2. Variance Requests

- **Current Rule:**
Variance requests are currently submitted to the Regional Planning Commission for its review and a vote of the Commission.

3. Private Road Subdivision

- **Current Rule:**
The Subdivision Regulations currently provide relaxed private road standards for subdivisions of one to three (1–3) lots.

Proposed Amendment

1. Minimum Lot Size

- Lots in all major or minor subdivisions not served by public water and sewer systems, or served only by public water, shall have lot areas as determined by the Coshocton County General Health District, but in no case less than one half (0.5) acre.

2. Variance Requests – Authority of the Director

- The Director shall have the authority to review and approve variance requests or refer variances to the Commission. The Director shall not have authority to deny variances.

3. Lot Splits Along a Right-of-Way

- Lot Splits Along Right-of-Way – Lots may be split from a Right-of-Way (ROW) having a minimum width of 60 feet.
- The right-of-way description must comply with all requirements of OAC 4733.37. The ROW must be platted on all boundary surveys of any land served by the ROW.
- A recorded maintenance agreement between the grantor and grantee shall be required for each right-of-way.
- The ROW description and maintenance agreement shall be included in all deeds of transfer for any lots served by ROW.
- No more than three lots may be created from a single right-of-way.
- If the parent tract has its own access point, it shall not be considered a lot served by a right-of-way.
- Any proposal creating more than three lots shall be processed as a Private Road Subdivision or Major Subdivision.
- Townships will at no time accept right-of-way as public roads

Procedure for Adoption

In accordance with Article IX of the By-Laws and Article IV of the Resolution of Cooperation, this petition shall be processed as follows:

- 1. Proposal.** This amendment is proposed by petition signed by at least five (5) members of the Commission, as provided in Article IX of the By-Laws.
- 2. Presentation.** The proposed amendment shall be presented to the Commission at a regular meeting, at which no action shall be taken.
- 3. Notice.** Not less than fifteen (15) days prior to the next regular meeting, the Director shall forward a copy of the proposed amendment to each member of the Commission, together with notice that it will be the subject of action at that meeting.
- 4. Public Hearing.** A public hearing shall be held on the proposed amendment prior to its adoption, as required by Article IV(B) and Article IV(D) of the Resolution of Cooperation.
- 5. Vote.** The amendment shall be deemed adopted by the Commission upon the affirmative vote of at least sixty percent (60%) of the current voting members, vacancies not counted, as provided in Article IX of the By-Laws.
- 6. Ratification and Effective Date.** The amendment shall not become effective until after the public hearing and ratification by the Board of County Commissioners, as required by Article IV(D) of the Resolution of Cooperation, and shall take effect upon such ratification.