

Regional Planning Authority

The commissioners of Wyandot County are granted the authority by the State of Ohio (ORC 711) and are able to delegate this authority to the Wyandot Regional Planning Commission. The commission has the authority to assign specific duties to a paid director.

Who Is Regional Planning?

The Wyandot Regional Planning Commission consists of 16 members: nine at-large representatives from the townships, a representative from the Board of County Commissioners, the Public Health Commissioner, Soil and Water Conservation District, the County Engineer's office, and an Extension Educator. In addition, two citizen representatives serve on the commission.



What Is Regional Planning?

The scope of the responsibilities of the planning commission is spelled out in ORC 711.

The work of the commission is guided by the Wyandot County Subdivision Regulations.

Why Regional Planning?

The purpose of regional planning is to ensure that proposed lots in Wyandot County have access to suitable roads, to sanitary services or are able to support sewage treatment systems, and have adequate access for utilities. Subdivision regulations governing how land is divided in a county gives the property owner confidence that they have the full intended use of that property.

Regional Planning Application Process:

- ◆ Minor subdivision application (Form #1)
- ◆ Filing fee of \$70.00 (per lot split)
- ◆ If a proposed subdivision is in accordance with subdivision regulations, the request shall be processed within 7 days of submission
- ◆ Survey prepared by a registered surveyor filed with Tax Map Office showing the Following:
 - Proposed division of land
 - Parcel owners and adjoiners
 - Location of any existing well and septic systems
 - All existing structures within the proposed boundaries
- ◆ Location of Driveways (see State, County or Townships for permits)

Planning to Build?

If the lot is planned to be a future residential site, soil evaluations are required to determine if and what type of a home sewage treatment system can be installed. Having a soil evaluation completed prior to a professional survey may save time and resources. A Site Review Packet can be obtained from the Wyandot County Health Department. Please visit <http://wyandothealth.com/forms.shtml> or call (419) 294-3852 for more information.



Wyandot County Regional Planning Minor Subdivision Guidelines

- ◆ Parent parcel has not been split more than four times with a remainder
- ◆ Lot size is a minimum of 1.5 acres (net acreage - excludes right-of-way & access corridors)
- ◆ A 200' x 200' square can be configured inside the proposed lot (excluding R/W)
- ◆ All buildings meet setback regulations (30' from right-of-way line in the front & 10' from property line on the sides and rear)
- ◆ Single family dwelling lots must have a minimum (usable) public highway frontage of 40'
- ◆ Business and multiple family dwelling lots must have a minimum (usable) public highway frontage of 60'
- ◆ Lot depth to width ratio may not exceed 4 : 1

For Additional Information Please Contact:

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For a complete copy of the Wyandot County Subdivision Regulations and Application Forms please visit:

www.wyandotcountyengineer.com/Departments/Regional.aspx

Wyandot County Subdivision Regulations Purpose and Intent

- ◆ Establish standards for logical, sound, and economical development.
- ◆ To provide for adequate light, air, privacy; to secure safely from fire, flood, and other danger; to prevent population congestion and overcrowding of the land; to provide orderly expansion and extension of community services and facilities at minimum cost and maximum convenience.
- ◆ To provide for the proper arrangement of streets and highways in relation to those existing or planned and to provide for the most beneficial relationship between use of land, buildings, traffic, and pedestrian movements.
- ◆ To improve the quality of life through protection of the total environment, including prevention of air, water, light, and noise pollution; the prevention of soil erosion; and the preservation of natural beauty and topography.
- ◆ To ensure the appropriate surveying of land, preparing and recording of plats and the equitable handling of all subdivision plats by providing uniform procedures and standards for observance by both Wyandot County and developers.

Wyandot County Land Use Goal:

It shall be the goal of Wyandot County to achieve a high-quality life for its residents through thoughtful land use patterns, and to respect the integrity of the natural environment while encouraging community development that meets the social and economic needs of residents.

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We gratefully acknowledge the continued help and financial support of our local county commissioners. We appreciate their input and participation in our programming efforts.

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Keith L. Smith, Associate Vice President for Agricultural Administration and Director, Ohio State University Extension

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Wyandot County Regional Planning Commission



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