
Detailed Fiscal Analysis

Provisions of the Bill

Under current law, if an unincorporated territory lies within three miles of a city's limits, that city can adopt a zoning and development plan for that unincorporated territory. If a city has adopted a plan for an unincorporated territory, then no subdivision plat may be recorded for that territory unless the plat has been approved by the city's planning commission.

This bill would change this requirement for any unincorporated territory that meets all three of the following criteria:

- 1) The township in which the territory is located has a zoning resolution covering all the unincorporated territory in the township.
- 2) The county in which the territory is located has county or regional planning commission.
- 3) Subdivision regulations, other than municipal subdivision regulations, are in effect in the county in which the unincorporated territory is located.

A territory that meets the above criteria would need approval from the county or regional planning commission, not the city planning commission, before it could be recorded.

Under current law, if an unincorporated territory lies within one and half miles of village's limits, that village can adopt a zoning and development plan for that unincorporated territory. If a village has adopted a plan for an unincorporated territory, then no subdivision plat may be recorded for that territory unless the plat has been approved by the village's planning commission.

This bill would change this requirement for any unincorporated territory that meets both of the following criteria:

- 1) The township in which the territory is located has a zoning resolution covering all the unincorporated territory in the township.
- 2) The county in which the territory is located has county or regional planning commission.

A territory that meets the above criteria would need approval from the county or regional planning commission, not the village planning commission, before it could be recorded.

Effects of the Bill

The fiscal effects could vary somewhat from county to county, but generally the bill could result in increased expenditures for county and regional zoning commissions that could

have to approve more subdivision plats. However, according to an official at the Mid-Ohio Regional Planning Commission (MORPC), the fees charged by a county or regional planning commission should, at the very least, offset any additional costs created by an increased work load.

For example, MORPC charges \$350 plus \$50 per plot for preliminary approval. For final plat approval, MORPC charges \$100 plus \$40 per plot. In 1996, MORPC approved final plats for 10 different applications and performed preliminary work for 180 lots.

Cities and villages could lose some revenue, since city and village planning commissions could receive less fee revenue due to a decrease in subdivision plats to approve. According to a central Ohio city zoning official, cities and villages generally do not gain a significant amount of revenue from the fees charged for approving a subdivision plat.

For example, the City of Westerville charges \$750 for preliminary plat approval and \$250 for final approval. Westerville gives final approval to about 15 plats a year. Any lost revenue is likely to be largely offset by a decrease in costs as a result of a decreased workload for city and village planning divisions.

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