



## *Synopsis of House Committee Amendments\**

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### **Sub. S.B. 115**

125th General Assembly  
(H. County and Township Government)

Instead of subjecting larger lots to the Platting and Subdivision Law as in the Senate-passed version, permits a review by the planning authority of lots in a size range of between four and 20 acres, whenever rules are adopted requiring certain proposed divisions of land along an existing public street to be approved without plat. Approval is predicated upon a finding that the division is not contrary to any applicable zoning, health, sanitary, or access management regulations, any surface or subsurface drainage regulations, and (for parcels not subject to zoning) any lot frontage and width to depth ratio regulations (the planning authority may adopt the latter regulations in its rules). Parcels to be used only for agricultural or personal recreational purposes are exempt from these rules. (R.C. 711.001, 711.131(A) and (C), 711.132, and 711.133.)

Adds to the Senate-passed version provisions permitting these larger lot rules to change the definition of "subdivision" for purposes of the Platting and Subdivision Law by exempting from the Law parcels in the size range delineated in the rules – provided they exempt any parcel that is four acres or more (R.C. 711.001 and 711.133(B)).

Modifies provisions of the Senate-passed version by maintaining current law's exemption from platting requirements for no more than five lot splits from an "original tract," but permits the planning authority to amend its rules within two years after the bill's effective date to permit no more than five lots to be approved without plat from an original tract as that tract exists on the effective date of the new rule (R.C. 711.131).

Adds to Senate-passed version provisions prohibiting a county or regional planning commission from requiring a person submitting a plat to make alterations if the plat complies with the rules in effect at the time the plat is submitted (R.C. 711.10(C)).

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\* This synopsis does not address amendments that may have been adopted on the House floor.

Adds to the Senate-passed version provisions permitting a board of township trustees to contract with another township for the administration and enforcement of building regulations (R.C. 505.75(D)).

Adds to Senate-passed version provisions authorizing the conveyance of state property in Summit County to a purchaser for a purchase price that is at least two-thirds of the appraised value and acceptable to the Attorney General (Section 3 of the bill).

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