

TOWN OF NEW SCANDIA

ORDINANCE NO. 71

AN ORDINANCE AMENDING SECTION 3.3(2)(C) AND PROVIDING FOR A LARGE LOT EXCEPTION TO THE ROAD FRONTAGE REQUIREMENTS

The Town Board of New Scandia Township hereby ordains as follows:

Chapter Two, Section 3.3(2)(C), of the Zoning Code of New Scandia Township is hereby amended by adding the following "Exception":

Exception: A property owner, with the consent of the Township, may subdivide one new lot of 20 acres or greater in size with no or minimum public road frontage, with the following requirements:

1. The property from which the parcel is to be subdivided shall have a minimum of 40 acres.
2. A concept subdivision plan for the entire property shall be submitted showing future public road access for all of the parcels, including the subdivided parcel. The concept subdivision shall be determined to be feasible by the Township.
3. No further subdivision of the property shall be permitted without the required public road access.
4. No further subdivision of the subdivided parcel shall be permitted.
5. A right-of-way easement for access to the subdivided parcel shall be conveyed to the Township.
6. The right-of-way may be used for driveway access to the subdivided parcel but shall be maintained by the owner of the property served by it.
7. Any driveway to the subdivided parcel shall be constructed to Township standards to accommodate emergency vehicles.
8. The Township may require that the right-of-way easement conveyed to it be upgraded to Township public road standards when the property adjacent to it is further subdivided.
9. A development agreement between the property owner and the Township must be recorded with the property covering the restrictions and obligations of this subdivision.

Passed and adopted by the Town Board of New Scandia Township this _____ day of _____, 2001.

ATTEST:

Dolores Peterson, Town Clerk

Dennis D. Seefeldt, Chairman