

# **Town of Black Creek**

## *Land Division / Subdivision Ordinance*

### **KICK-OFF MEETING SUMMARY**

On Tuesday, October 3<sup>rd</sup>, the Town of Black Creek hosted a Kick-off Meeting at the Town Hall to begin the process of developing the Black Creek Subdivision Ordinance. **Thirty-five residents, landowners, and elected officials** attended the meeting, listening to a presentation by Jeffrey Sanders of OMNNI Associates. OMNNI has been hired by the Town to prepare the ordinance. A copy of the presentation can be viewed by going to [www.omnni.com](http://www.omnni.com) and clicking on PROJECTS. Scroll down the screen and select Black Creek Subdivision Ordinance. The presentation included:

- Introductory information on subdivision ordinances;
- The rationale behind the Town's decision to develop a subdivision ordinance;
- A description of the difference between conventional and conservation subdivisions;
- A discussion regarding various wastewater treatment options; and,
- A four-question conservation subdivision exercise.

### **Conservation Subdivision Exercise**

Near the end of the Kick-off Meeting, OMNNI distributed a four question exercise sheet to attendees. The purpose of the exercise was to gain an understanding of the opinions of participants as they relate to conservation subdivisions. A copy of the Conservation Subdivision Exercise worksheet is available for review on the project webpage.

The **first question** focused upon the identification of *secondary conservation areas* (SCAs). SCAs are important local resources, either natural or cultural, that are not otherwise protected by state or federal regulation. A conservation subdivision ordinance can identify locally generated SCAs as worthy of preservation during the residential subdivision development process. Once approved, SCAs will be incorporated into the Town of Black Creek Subdivision Ordinance.

The **second question** asked participants to identify the minimum amount of preserved open space (as a percentage) to be protected within a given residential development. These areas are protected through a conservation

easement, land trust, or other mechanism in perpetuity ensuring that rural character and open spaces remain a lasting component of the landscape.

The **third question** asked attendees to select the minimum lot size that will be allowed within a conservation subdivision. The current zoning ordinance allows for single-family homes to be constructed on 1/6-acre lots (7,200 square feet) with public sewer and 1-acre lots (43,556 square feet) without sewer. Within conservation subdivisions, lots smaller than 1/2-acre in size will require alternative wastewater treatment systems.

The **final question** provided those in attendance with an opportunity to offer comments regarding the proposed ordinance, conservation subdivisions, or anything else relevant to the ordinance development process.

Thirty-three of the thirty-five people in attendance completed and submitted the worksheet at the close of the meeting. The questions, and tabulated responses, appear below. The number of people who selected the option and the percentage that number represents of the entire group appears to the right.

### Tabulated Responses

*Question 1: Identification of Secondary Conservation Areas (check those that you would prefer to see incorporated into the ordinance)*

Proposed SCA	Number of Responses	Percentage
Stream corridors	22	67%
Environmental corridors	12	36%
Critical wildlife habitat	21	64%
Mature woodlands	19	58%
Unique natural areas	16	48%
Prime Agricultural lands	18	55%
Old barns, silos, fence lines	12	36%
Historic structures	16	48%
Trails	17	52%
Scenic Views	16	48%
Other: All trees	1	3%
Other: Wetlands	1	3%
Other: Night darkness	1	3%
Other: Large trees	1	3%

*Question 2: Minimum Preserved Open Space (select one)*

Proposed Open Space Set-aside	Number of Responses	Percentage
50% of entire site	1	3%
40% of entire site	7	21%
30% of entire site	1	3%
70% of developable acreage	1	3%
50% of developable acreage	8	24%
40% of developable acreage	5	15%
None	9	27%

*Question 3: Minimum Lots Sizes (select one)*

Minimum Lot Size	Number of Responses	Percentage
2 acres	2	6%
1 acre	14	42%
1/2 acre	9	27%
1/3 acre	2	6%
1/4 acre	4	12%

*Question 4: Other Comments*

1. You are asking for decisions that this area is not ready for. I do not think presentation person is familiar with a small rural area. After 5 minutes I felt you work to get communities ready for developers.
2. Don't care for the program
3. Too much government. #3. Between Buyer & Seller.
4. Must make large ponds 1/4 of proposed property
5. Not clear on overall picture, each situation different. No. 3 would depend on each situation
6. Restriction on ground water being used to fill ponds or lawn irrigation. Sump pump
7. If you need a mound you have to have more land
8. Common wells-like the idea of one deep well at each end of subdivision – minimum amount of wells. 1 acre for 2 changes, common septic – recirculating sand/gravel or sub-surface flow wetland. Trail system. Very much concerned with the Town's arsenic levels.

9. Smaller lots should have community septic. If mound is used you need 1 acre for failure. You did not give any other choice other than conservation sub division on this sheet, this is wrong approach why not a choice of conventional subdivisions have this at next meetings.

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10. Protect woodlands by using a forestry approach.

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11. Roads within subdivision must be constructed to town specs. #3. Min + Max. ¼ acre in shared water & sewer

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12. You did a great job-even though some of the questions had nothing to do with subdivisions. My husband & I feel B.C. Township needs no further building but we know doing this step will protect our township.

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13. Roads widths & extra outlets as fire lanes or what ever. Water has to be in ordinance. #3. Go to min. & max sizes.

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