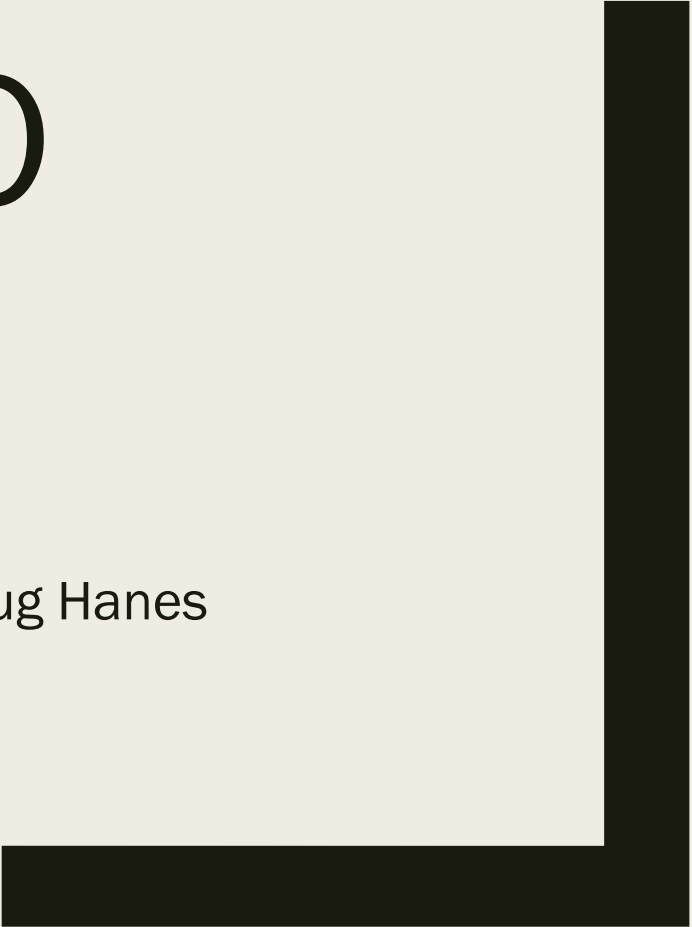




# KOSCIUSKO HOUSING

Ordinance 202.27 Revision

By: Andrea Larson, Will Day, Tom Tearney, Doug Hanes



# Introduction

- Kosciusko County in midst of housing shortage
- Expected population growth of 20,000 in the next 10 years
- Current ordinance took effect March 1, 1975 with the intention to preserve farmland

# Introduction continued..

- Under current ordinance, one can only sell off of a current tract of land 3 times
- After 3 sell-offs, an exemption allows the selling of land parcels larger than 20 acres
- One farmer stated that over the past 10 years, he estimated he had lost 200 acres of tillable land to the 20 acre exemption

# Current Ordinance

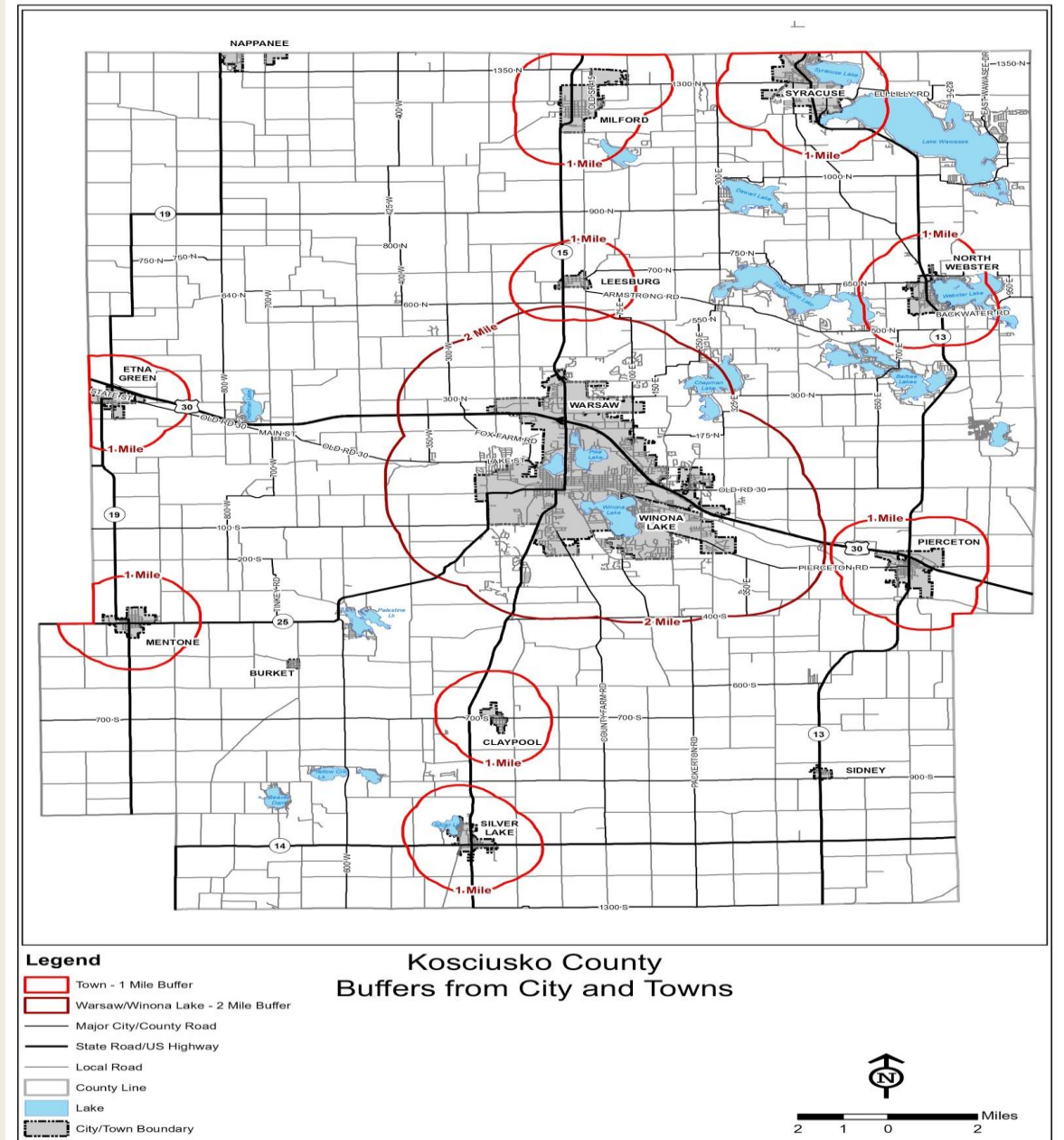
- Ordinance 202.27 states:
- The division of any parcel of land shown as a unit, part of a unit, or as contiguous unit on the last preceding transfer or property, prior to March 1, 1975, into four (4) or more parcels, sites, or lots for the purpose, whether immediate or future, for the transfer of ownership; or the improvement of one or more parcels of land for Agricultural, Residential, Commercial, or Industrial structures or groups of structures involving the division and allocation of land as streets or other open spaces for common use by owners, occupants, or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage, or other public facilities. (Subdivision Control Ordinance, 3)
- A noted exception to Ordinance 202.27 states:
- The division of land into parcels or tracts of twenty (20) acres or more in size which does not involve any new streets or easements of access (For the purpose of this subsection the road right-of-way shall be included into the calculations as surveyed). (Subdivision Control Ordinance, 3)

# Kosciusko County's Continued Growth

- In the last 40 years, the population has grown from 59,555 to 79,334 (Profile for Kosciusko County)
- The population is expected to grow 21,756 by the year 2030 bringing pop. to 101,100 (KEDCO Presentation)
- From Jan. 2019 – Jan. 2020, closed home sales increased 37.5% and inventory decreased 38% (Local Market Update)
- Lack of available homes have been cited as a concern for Kosciusko County and its employers
- In 2018, 324 residential building permits were filed, 234 were for single family homes (Profile for Kosciusko County)

# Our Proposal :

- increase to 10 sell-offs within 2 mile of Warsaw/Winona Lake city limits
- increase to 10 sell-offs within 1 mile of all town limits
- 2 exceptions to the current ordinance
  - 1) reduce the minimum number of acres from twenty to ten to bypass the subdivision requirement
  - 2) Addition of exemption for any non-tillable land (woodland,wetlands, etc)



# Farmland in Kosciusko County

- 261,674 acres of land designated as agricultural land (Census of Agriculture)
- 251 acres - Average farm size in Kosciusko County (Census of Agriculture)
- 6% of Farmland in Kosciusko County is Woodland (Census of Agriculture)
- 23% of Farmland in Kosciusko County is designated no till (Census of Agriculture)
- 17% of Farmland in Kosciusko County is reduced till (Census of Agriculture)

# Goals behind recommended change..

- Serve original purpose of preserving tillable farmland
- Makes use of non-tillable farmland
- Non-tillable landowners receive income from typically non-income producing land
- Allows Kosciusko County room to grow while constraining growth to around town/city limits
- Benefit smaller rural towns school systems and local businesses



# Additional Recommendations

- any acreage sold within the one- or two-mile radius from the current city/town limits will have a restriction prohibiting the buyer from remonstrating future annexation
- Minimum lot size of 2 acres to ensure safety of well water and septic systems

# Conclusion

- Current ordinance restricts landowner to only sell tracts of land less than 20 acre three times
- If landowner wishes to sell additional land, it must be greater than 20 acre exemption
- Larger parcels of land are more costly than average buyers desire

# Conclusion

- Propose Overlay or Amendment to Kosciusko County Subdivision Control Ordinance
  - Increase number of sell-off's to 10 within 1 mile of town limits and 2 miles of Warsaw and Winona Lake city limits
  - Areas out of town and city limits reduce the amount of land that must be sold after the three initial sell-offs from 20 to 10
  - Addition of exemption for non-tillable land