

. Incentives to encourage developers to consider these types of sub-divisions:

- 1) Fast track approval of sub-division by direct approval of conservation sub-divisions by the Commissioner.
- 2) Waive fees required of regular sub-divisions.
- 3) **A)** These sub-divisions will have far less density than the regular $\frac{3}{4}$ acre sub- divisions, therefore, one lane roads to conserve and help protect the environment will be allowed. These roads will have a 25 ft. right-of-way with 16ft. of road bed and 12 ft of pavement with pull offs, otherwise, roads will be built to the same specifications as regular sub-divisions.
B) Roads will be inspected and approved by the county road superintendent or his designee.
- 4) **A)** The conservation board will work with and make recommendations to the developer and promote the sub-division as being environmentally friendly.
B) The conservation board can recommend the commissioner grant variances for roads in some circumstances that would conserve and protect the environment.
- 5) **A)** A 150ft. by 150ft. square must fit inside the building setback lines, (hardship variance can be requested)

- OR -

- B)** A square acre (208.71ft by 208.71ft.) must fit inside the lot lines, (hardship variance can be requested)
- 7) Minimum building setback lines are as follows:

3 acre lots	1 acre lots
Sides..... 30 ft	Sides..... 10ft
Rear..... 30 ft	Rear..... 25 ft
Front..... 20 ft	Front..... 10 ft
- 8) Existing sub-divisions will be allowed to recombine 2 or more lots into larger lots.
- 9) These sub-divisions will be protected by mandatory restrictions on the plats and within the covenants which prohibit any further subdividing of the land or disturbance of the green space with the following exceptions:
 - A)** Six acre tracts or larger may be divided in the future that meet the preceding requirements

With no further business, the meeting was adjourned at 2 p.m.