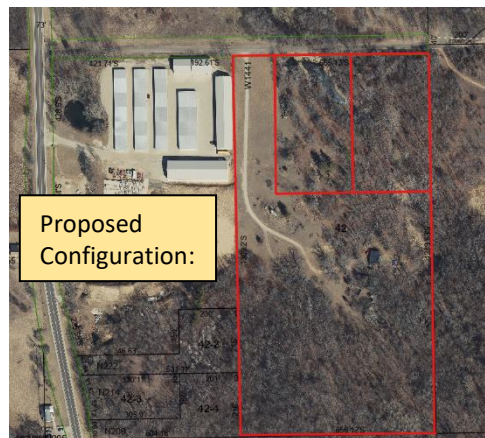
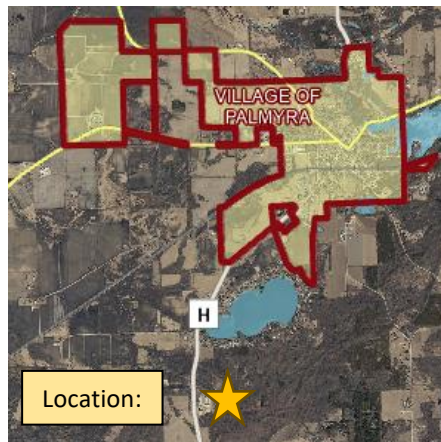


To: Village of Palmyra Planning Commission
From: MSA Planning Staff
Subject: Dahlin Lane Extraterritorial Land Division Application
Date: December 10th, 2025

The applicant, Michael Bird Sr., is seeking an Extraterritorial Land Division (CSM) approval for parcel 024-0516-3342-000 to be divided and reconfigured within the Town of Palmyra. The applicant seeks to create two new 3.0-acre residential parcels with roughly 300 feet of frontage each on Dahlin Lane, reducing the current 20-acre parcel (zoned A-1 Agricultural) to 14 Acres. The proposed Lot 1 and Lot 2 would be rezoned to A-3 Rural Residential – See Attached Application.

Background

The proposed division is located 1 mile south of the Village, off County Road H. The Village of Palmyra has authority to review land divisions within 1.5 miles of its corporate limits if the proposed division conflicts with its subdivision ordinance or the comprehensive plan.



The home on the property would become located behind the two proposed parcels, creating a flag lot, but would retain approximately 100 feet of frontage on Dahlin Lane. While these types of lots are generally avoided, they do not conflict with an ordinance within Palmyra's Subdivision Code. The new lots in the proposed configurations would meet the standards of their respective zoning districts. There are no land suitability concerns that would prevent approval of this CSM, nor would approval prevent or hinder the future logical and cost-efficient expansion of the Village.

Recommendation

Approval as submitted.

Sincerely,



John Schwartz | Assistant Planner
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