

ORDINANCE NO. 46

Land Division Ordinance

Ordinance No. 46
Adopted May 11, 1998
Amended by Ordinance No. 46-A on August 13, 2001

An Ordinance to provide a procedure for the division of land located within the Township of Grant pursuant to the requirements of Public Act 591 of 1996, as amended 1997, being the Michigan Land Division Act.

THE TOWNSHIP OF GRANT ORDAINS:

Section 1: COMPLIANCE REVIEW BY CHIEF ASSESSING OFFICER AND ZONING ADMINISTRATOR: No land within the township shall be divided without the prior review and approval of the township assessor and zoning administrator for compliance with this ordinance and the Michigan Land Division Act. No land divisions shall be placed on the township tax roll until such compliance has been verified by the assessor zoning administrator.

Section 2: LAND DIVISION REQUIREMENTS: An applicant for land division approval shall provide the assessor and zoning administrator with documented proof that the following requirements have been met before any land division can be approved:

- A. A tentative land division map (to scale) showing:
 - 1. Area of each land division
 - 2. Proposed property lines of each land division
 - 3. Public utility easements to each land division
 - 4. Road accessibility for each land division
 - 5. Location of all existing structures on property
- B. Compliance with a depth to width ration of not more than 4 to 1 for each land division under ten acres, except for one parcel retained by the proprietor.
- C. Compliance with the minimum lot width requirements of the township zoning ordinance for each land division.
- D. Compliance with minimum lot area requirements of the township zoning ordinance for each land division.
- E. Road accessibility for each land division by:
 - 1. Public road frontage which meets Road Commission Driveway location standards; or

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2. Frontage on a private road which complies with the Township Private Road and Drive Ordinance; or
 3. A private driveway easement at least sixty-six (66) feet in width which complies with the Township Private Road and Drive Ordinance.
- F. A survey certified by a licensed surveyor and a legal property description of each proposed land division.
- G. An accurate legal description (in the shortest possible form) of the remaining parcel of land from which the new divisions are being taken.
- H. Any proposed land divisions shall not create more division than the number allowed by the Michigan Land Division Act.
- I. The land being divided is not currently enrolled in the P.A. 116 program, or if it was previously enrolled, that it has been released.
- J. Public utility easements must be in place for the proposed land division to existing public utility facilities, if the land division is to be a Adevelopment site@.

Section 3: DEVELOPMENT SITE DEFINITION: For the purposes of this ordinance, the term “development site” shall mean any parcel which is used or is intended to be used as a location for a dwelling or other building. The term “development site” shall not include vacant agricultural or forestry land which will not be used as a location for a dwelling or other non-agricultural building.

Section 4: Approval Period: The township assessor and zoning administrator shall have a review period of forty-five (45) days after documents verifying compliance with each of the requirements listed in Section 2 have been submitted to the assessor and zoning administrator. If all items are in compliance, approval shall be granted within said forty-five (45) day review period.

Section 5: FEES: The Township Board may establish a fee for processing land division and parcel combination requests.

Section 6: EFFECTIVE DATE: This Ordinance shall take immediate effect upon its date of publication in a newspaper of general circulation.

Adopted May 11, 1998 and published in the Jeffersonian on May 18, 1998.