

HAMILTON TOWNSHIP
Attention: Zoning Administrator
8996 E. Townline Lake Rd
Harrison, MI 48625
Phone: (989) 539-7943 or (989) 539-5582

TOWNSHIP PARCEL DIVISION APPLICATION

Please answer all questions **and** include **all** attachments and return to above address with the amount of \$50.00 payable to Hamilton Township.

Approval of a division of land is required before it is sold, when a *new parcel is less than 40 acres and not just a property line adjustment (Sec 102 e & f)*

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A.288 of 1967 as amended particularly by P.A 591 of 1996 and PA 87 of 1997, MCL 560.101 et.seq.) (Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)

1. LOCATION of PARENT to be split: Address: _____

Road Name _____

PARENT PARCEL IDENTIFICATION NUMBER: _____

Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. PROPERTY OWNER INFORMATION:

Name: _____

Mailing Address: _____

Phone (____) _____

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

A. Number of new Parcels _____

B. Intended use (residential, commercial, etc.) _____

C. Each proposed parcel, has a depth to width ratio of 4 to 1 or ____ to ____ as provided by ordinance.

D. Each parcel has a width of _____ (not less than required by ordinance)

E. Each parcel has an area of _____ (not less than required by ordinance)

F. The division of each parcel provides access as follows: (check one)

____ Each new division has frontage on an existing public road.

 Road name _____

____ A new public road, proposed road name: _____

____ A new private road, proposed road name: _____

G. Describe or attach a legal description of proposed new road, easement or shared driveway. _____

H. Describe or attach a legal description for each **proposed new parcel**.

FUTURE DIVISIONS being transferred from the parent parcel to another parcel.

Indicate number transferred _____

(See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.)

5. DEVELOPMENT SITE LIMITS (Check each which represent a condition which exists on the parent parcel:

_____ Waterfront property (river, lake, pond etc.) _____ Includes wetlands

_____ Is within a flood plain _____ Includes a beach

_____ Is on muck soils or soils known to have severe limitations for on site sewage system

6. ATTACHMENTS - All the following attachments **MUST** be included. Letter each attachment as shown:

A. A scale drawing for the proposed division(s) of the parent parcel showing:

(1) current boundaries (as of March 31, 1997), and

(2) all previous divisions made after March 31, 1997 (indicate when made or none), and

(3) the proposed division(s), and

(4) dimensions of the proposed divisions, and

(5) existing and proposed road/easement right-of-way(s), and

(6) easements for public utilities from each parcel that is a development site to existing public facilities, and

(7) any existing improvements (buildings, wells, septic system, driveways, etc.)

(8) any of the features checked in question number 5.

B. Indication of approval, or permit from the appropriate county road commission, Michigan Department of Transportation or respective city/village street administrator, that a proposed easement provides vehicular access to an existing road or street meets applicable location standards.

C. A copy of any reserved division rights (sec. 109 (2) of the act) in the parent parcel.

D. A fee of \$50.00

7. IMPROVEMENTS - Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none _____

8. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections.

I agree the statements and information contained within this application are true and if found to be false, understand that any approval will be void. **Further**, I agree to comply with the conditions and regulations provided with this parent parcel division. **Further**, I agree to give permission of officials for the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct. **Further**, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. **Further**, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time and if changed the divisions made here must comply with the new requirements unless the divisions are built upon or conveyed by deed, land contract, or lease and recorded with the Register of Deeds before said changes would occur. **Finally**, it is understood that upon approval, those parcel divisions will be carried on the following year's tax roll as individual parcels and that separate tax bills will be issued for each.

Property Owner's Signature _____ **Date:** _____

For office use only- Reviewer's action: Total Fee \$ _____ Check # _____

Signature: _____ **Application Completed: Date** _____

Approval: Date _____ **Denial Date:** _____ **Reasons for denial.....see attached**