

LAKETON TOWNSHIP
LAND DIVISION and PARCEL BOUNDARY ADJUSTMENT APPLICATION

This application SHALL be accompanied by the following; however, the Laketon Township Zoning Administrator may waive certain of the following provisions if he/she deems the information to be unnecessary in meeting the requirements of the ordinance. **All required documentation SHALL be submitted with this application, at the time of application.**

The following items must be included with this application:

- Muskegon County Treasurer's Land Division Tax Payment Certification (Per PA 23 of 2019 – Section 109.1.i (i) attached) The County charges a \$5.00 fee for this certification.
- Land Survey – legal descriptions and drawings.
- \$45.00 Application Fee; Plus, \$5.00 per parcel;
 Fee Calculation Worksheet:
 - Application Fee \$45.00
 - _____ # of new parcels x \$5.00 = _____

_____ **Total Due at time of Application**

The requirements of the State Land Division Act and Laketon Township Land Division Ordinance SHALL be satisfied prior to the issuance of a land division approval notice. A Land Division Notice SHALL be issued prior to the recording of any land division documents and/or Deeds with the County Register of Deeds.

1. LOCATION of Parent Parcel to be divided:

Address _____

Parent Parcel Number _____

ATTACH Legal description of Parent Parcel

2. PROPERTY OWNER: (Attach copy of deed)

Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

E-Mail _____

3. APPLICANT: (If not the Property Owner)

Name _____ Phone _____

Business Name _____ Phone _____

Address _____ City _____ State _____ Zip _____

E-Mail _____

4. PROPOSED DIVISIONS AND ACCESS:

A. Number of New Parcels _____

B. Intended use (Residential, Commercial, etc.) _____

C. The division of the parcel provides access by: **(CHECK ONE)**

_____ Each new division has frontage on an existing public road

_____ A new public road - Proposed road name: _____

_____ A new private road - Proposed road name: _____

_____ A recorded easement (driveway)

NOTE: New road names cannot duplicate any existing road names & must be approved by Central Dispatch. New Private Roads must be approved by Laketon Township as per the Laketon Zoning Ordinance Section 3.25 PRIVATE STREETS

D. ATTACH, a legal description of any/all proposed new roads, easements or shared driveways.

E. ATTACH, a legal description for each proposed new parcel

F. *New* Tax certification from county treasurer on parent parcel accounting for past 5 years.

5. FUTURE DIVISIONS

- ____ G. The land division fee must be paid at time of application and the receipt **MUST** be attached.
- ____ H. All taxes and/or assessments are paid in full. County Treasurer Tax Payment Certification **MUST** be attached.

8. **IMPROVEMENTS:** Show on the drawings a detailed location of any existing improvements (buildings, well, septic, etc.) which are on the Parent Parcel, or indicate none: _____

9. **AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:**
 I agree the statements made above are true, and if found not to be true this application and 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 for officials of 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 at a time mutually agreed with the Owner &/or Applicant.

Finally, 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 [formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101, et. seq.] and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, 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 (re-apply for division approval) UNLESS the approval notice, deeds, land contracts, leases or surveys representing the approved divisions ARE RECORDED with the Register of Deeds or the APPROVED division is built upon BEFORE the changes to laws are made.

Property Owner's Signature: _____ Date _____

AND

Applicant's Signature (if different from Property Owner) _____ Date _____

OFFICE USE ONLY:

Date Package Complete: _____ Application Fee Paid: \$ _____ Receipt No. _____

All documentation reviewed on: _____

Did a site visit occur: _____ If yes, date site visit occurred: _____

ACTION:

____ **Approved:**
 Conditions, if any: _____

____ **Denied:**
 Reasons (cite): _____

Zoning Department:

Date: _____

Signature: _____

Assessing Department:

Date: _____

Signature: _____

Act No. 23
Public Acts of 2019
Approved by the Governor
June 18, 2019
Filed with the Secretary of State
June 18, 2019
EFFECTIVE DATE: September 16, 2019

**STATE OF MICHIGAN
100TH LEGISLATURE
REGULAR SESSION OF 2019**

Introduced by Reps. Slagh, Filler, Howell, Brixie, Cherry, Hood, Kennedy, Eisen, Cynthia Johnson, Stone and Brann

ENROLLED HOUSE BILL No. 4055

AN ACT to amend 1967 PA 288, entitled "An act to regulate the division of land; to promote the public health, safety, and general welfare; to further the orderly layout and use of land; to require that the land be suitable for building sites and public improvements and that there be adequate drainage of the land; to provide for proper ingress and egress to lots and parcels; to promote proper surveying and monumenting of land subdivided and conveyed by accurate legal descriptions; to provide for the approvals to be obtained prior to the recording and filing of plats and other land divisions; to provide for the establishment of special assessment districts and for the imposition of special assessments to defray the cost of the operation and maintenance of retention basins for land within a final plat; to establish the procedure for vacating, correcting, and revising plats; to control residential building development within floodplain areas; to provide for reserving easements for utilities in vacated streets and alleys; to provide for the filing of amended plats; to provide for the making of assessors plats; to provide penalties for the violation of the provisions of this act; to repeal certain parts of this act on specific dates; and to repeal acts and parts of acts," by amending section 109 (MCL 560.109), as amended by 2017 PA 196.

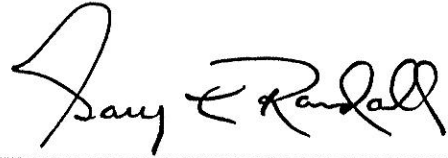
The People of the State of Michigan enact:

Sec. 109. (1) A municipality shall approve or disapprove a proposed division within 45 days after the filing of a complete application for the proposed division with the assessor or other municipally designated official. However, a municipality with a population of 2,500 or less may enter into an agreement with a county to transfer to the county authority to approve or disapprove a division. An application is complete if it contains information necessary to ascertain whether the requirements of section 108 and this section are met. The assessor or other municipally designated official, or the county official, having authority to approve or disapprove a proposed division, shall provide the person who filed the application written notice whether the application is approved or disapproved and, if disapproved, all the reasons for disapproval. A complete application for a proposed division shall be approved if, in addition to the requirements of section 108, all of the following requirements are met:

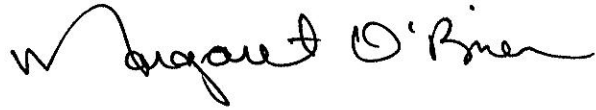
(a) Each resulting parcel has an adequate and accurate legal description and is included in a tentative parcel map showing area, parcel lines, public utility easements, accessibility, and other requirements of this section and section 108. The tentative parcel map shall be a scale drawing showing the approximate dimensions of the parcels.

(b) Each resulting parcel has a depth of not more than 4 times the width or, if an ordinance referred to in subsection (5) requires a smaller depth to width ratio, a depth to width ratio as required by the ordinance. The municipality or county having authority to review proposed divisions may allow a greater depth to width ratio than that otherwise required by this subdivision or an ordinance referred to in subsection (5). The greater depth to width ratio shall be based on standards set forth in the ordinance referred to in subsection (5). The standards may include, but need not be limited to, exceptional topographic or physical conditions with respect to the parcel and compatibility with surrounding lands. The depth to width ratio requirements of this subdivision do not apply to a parcel larger than 10 acres, unless an

This act is ordered to take immediate effect.



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Clerk of the House of Representatives



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Secretary of the Senate

Approved

.....
Governor