

**Maple Forest Township Amendment to
Land Division Ordinance 1998-10-13 Amendment Ordinance
2006-04-09**

Amendment #2006-04-11 Section V: Application For Land Division Approval

Amendment # 1998-10-13 Section V: Which read ...

SECTION V
APPLICATION FOR LAND DIVISION APPROVAL

An applicant shall file all the following with the Township Assessor or other official designated by the governing body for review and approval of a proposed land division before making any division either by deed, land contract, lease for more than one year, or for building development:

- A. A completed application form on such form as may be approved by the Township Board.
- B. Proof of fee ownership of the land proposed to be divided.
- C. A certified survey including an accurate legal description of each division, and showing the boundary lines, approximate dimensions, and the accessibility of each division from existing or proposed public roads for automobile traffic and public utilities.
- D. Proof that all standards of the State Land Division Act and this Ordinance have been met.
- E. If a transfer of division rights is proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.
- F. The fee as may from time to time be established by resolution of the governing body of the Township for land division reviews pursuant to this Ordinance to cover the costs of review of the application and administration of this Ordinance and the State Land Division Act.

Amendment #2006-04-11 Section V: Now reads ...

SECTION V
APPLICATION FOR LAND DIVISION APPROVAL

An applicant shall file all the following with the Township Assessor or other official designated by the governing body for review and approval of a proposed land division before making any division either by deed, land contract, lease for more than one year, or for building development:

- A. A completed application form on such form as may be approved by the Township Board,
- B. Proof of fee ownership of the land proposed to be divided.
- C. A survey including an accurate legal description of each proposed division, and showing the boundary lines, approximate dimensions, and the accessibility of each division from existing or proposed public roads for automobile traffic and public utilities.
- D. Proof that all standards of the State Land Division Act and this Ordinance have been met.
- E. The history and specifications of the land proposed to be divided sufficient to establish that the proposed division complies with Section 108 of the State Land Division Act.

F. If a transfer of division rights is proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.

G. Unless a division creates a parcel which is acknowledged and declared in the instrument of conveyance to be "not a development site", all divisions shall result in "buildable" parcels with sufficient area to comply with all required setback provisions, minimum floor areas, off-street parking spaces, approved on-site sewage disposal and water well locations (where public water and sewer service is not available), access to existing public utilities and public roads, and maximum allowed area coverage of buildings and structures on the site. Declared agricultural land and land for forestry use shall not be subject to the foregoing as "development sites" as provided in the State Land Division Act at Section 102.

H. The fee as may from time to time be established by resolution of the governing body of the Township for land division reviews pursuant to this Ordinance to cover the costs of review of the application and administration of this Ordinance and the State Land Division Act.

I. Land Divisions must be completed within one year from the date the application was approved by the Township Assessor or official designated by governing body. Land Divisions not completed before expiration of application are subject to new application and fees.

CLERK'S CERTIFICATION OF PUBLICATION

The foregoing Amendment Ordinance #2000-04-11 to amend Maple Forest Township Land Division Ordinance #1998-10-13 was duly adopted and passed by the Township Board of Maple Forest, Crawford County, Michigan on the 11th day of April 2006 by the following vote. yes no absent.

I further certify that the foregoing Ordinance was published in the Crawford County Avalanche, a newspaper of general circulation, in the above township, on the 19th day of April 2006.

The Amendment Ordinance takes effect on May 19th, 2006.

Maple Forest Township Clerk