

NOTICE: Only one (1) Division/Enhancement per Application

Property ID# _____

LAND DIVISION APPLICATION

or

LAND ENHANCEMENT APPLICATION

Return or mail to: **Chesaning Township Assessor**
Attn: Supervisor's Office
1025 W. Brady Street
Chesaning, MI 48616

The Land Division provisions of PA 1996, section 109 of the Act, require local approval of division of land before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment. A municipality shall approve a proposed division within forty-five (45) days after the filing of the proposed division application.

1. PROPERTY OWNER INFORMATION		
Name:	Telephone: ()	
Mailing Address:		
City:	State:	Zip:

Is Property currently in PA 116 (Farm Preservation Act): Yes _____ No _____

2. APPLICATION INFORMATION: (If Not The Property Owner)

Contact Person's Name: _____ Telephone: () _____

Business Name: _____

Address: _____

City: _____ State: _____ Zip: _____

3. PARENT PARCEL INFORMATION

Property Address: _____ Parent Parcel Tax ID Number: _____

- A. Attach a copy of the Legal Description of the Parent Parcel before the division.
- B. Are there any unpaid property taxes for the Parent Parcel? _____
- C. Deferred or Special Assessments: _____
- D. Current zoning of Parent Parcel: _____

4. PREVIOUS DIVISIONS

Attach copies of all previous divisions of the parent parcel after March 31, 1997: _____

5. PROPOSED DIVISION

Describe the division(s) being proposed:

- A. Number of new Parcels _____
- B. Intended use (residential, commercial, etc.) _____
- C. The division of the parcel provides access to an existing public road by: (check one)
- Each new division has frontage on an existing public road
- A new public road, proposed road name: _____
(Road name cannot duplicate an existing road name)
- A new private road, proposed road name: _____
- A recorded easement (driveway). (Cannot service more than one potential site)
- D. Attach a legal description of the proposed new road, easement or shared driveway.
(Attach extra sheets if necessary)
- E. Attach a legal description for each proposed new parcel. (Attach extra sheets if necessary)
- F. A description of any division rights transferred from the parent parcel to another Parcel: _____

Identify the other parcel: _____
(See section 109(2) of the Land Division Act. Make sure your deed includes both statements as required in section 109(3) and 109(4) of the Act)

6. DEVELOPMENT SITE LIMITS: (Check each that represents a condition, which exists on the parent parcel), any part of the parcel:

- Includes wetland
- Is within a flood plain
- Is known or suspected to have an abandoned well, underground storage tank or contaminated soils
- Other known site limits

7. ATTACHMENTS: (all attachments must be included). Letter each attachment as shown here.

- A. A survey, sealed by a professional surveyor, showing entire parent parcel, plus all of the proposed division(s), and 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) All 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 to existing public utility facilities, and
 - (7) Any existing improvements (buildings, wells, septic systems, driveways, etc.)
 - (8) Any of the features checked in question number 5.
- B. Indication of approval, or permit from County Road Commission or MDOT for each proposed new road, easement or shared driveway:
1. Copy of the Requirements for Saginaw County Road Commission, "Approval of Driveway Location" on "Exempt split" lots under the Land Division Act of 1996.
 2. Copy of Saginaw County Road Commission Permit, "Approval of Driveway Location" on Exempt split" lots und the Land Division Act of 1996.

7. (continued...)

3. Copy of Saginaw County Road Commission Permit, which includes Drainage and Site Plan Review.

- C. A copy of any transferred division rights(Section 109(4) of the Act) in the parent parcel.
- D. A fee of \$50.00.
- E. Other (please list)._____

8. IMPROVEMENTS

Describe any existing improvements, which are on the parent parcel, or indicate none. (Attach extra sheets if necessary): _____

9. AFFIDAVIT

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 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 560.101et.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 (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature: _____ Date: _____

Property Owner's Signature: _____ Date: _____

10. MUNICIPAL ZONING AND ORDINANCE: (For Use by Community Development Department)

- A. Zoning district for proposed divisions: _____
Zoning Ordinance (municipality) and effective date: _____
- B. Complies with minimum square foot size of: _____
- C. Complies minimum lot/frontage/width: _____
- D. Complies with minimum public road frontage: _____
- E. Complies with lot coverage: _____
- F. Complies with setbacks: _____
- G. Complies with width to depth ration of 4:1: _____ Yes: _____
- H. Complies with private road requirements of the Chesaning Township Land Development Code: _____

10. (continued...)

- I. Complies with other applicable provisions of the Chesaning Township Land Development Code: _____
- J. Has obtained a variance from the above requirements from the Chesaning Township Zoning Board of Appeals: _____
- K. County Road Commission or MDOT has approved each proposed new road, easement or shared driveway: _____
- L. Future division rights have been transferred to: _____
- M. Unbuildable lots: _____

Reviewed By: _____ Date: _____

Approved

Denied

11. LAND DIVISION APPLICATION CHECKLIST

YES	NO	N/A	APPLICATION COMPLETE
_____	_____	_____	A. All questions are answered
_____	_____	_____	B. Property Owner, agent information provided
_____	_____	_____	C. Proof that all due and payable taxes and special assessments have been paid
_____	_____	_____	D. Map, survey of the parent parcel and proposed division showing:
_____	_____	_____	1) current boundaries (as of March 31, 1997), and
_____	_____	_____	2) all previous divisions (made after March 31, 1997), (indicate when or none), and
_____	_____	_____	3) the proposed division(s), and
_____	_____	_____	4) dimensions of the proposed divisions, and
_____	_____	_____	5) existing and proposed public or private road/easement right-of-ways, and
_____	_____	_____	6) any existing improvements (buildings, wells, septic system, driveways, etc.), and
_____	_____	_____	7) any of the features checked in question 5, and
_____	_____	_____	8) for development sites, easements for public utilities from each parcel to existing public utility facilitates
_____	_____	_____	E. Proposed legal description for a new road(s) or easement(s)
_____	_____	_____	F. Review materials from the Saginaw County Road Commission, MDOT, or Chesaning Township Community Development Department for each proposed new road, public or private easement or Shared driveway
_____	_____	_____	G. Proposed legal description for each new division
_____	_____	_____	H. A copy of any transferred division rights in the parent parcel
_____	_____	_____	I. Municipal/Zoning and Ordinance – Approved by Community Development Department
_____	_____	_____	J. Affidavit/application is signed by property owner(s) and applicant

(If any of the above is checked "NO", return incomplete application for missing material)

YES	NO	N/A	ASSESSING OFFICE REVIEW:
_____	_____	_____	A. Proposed division(s) complies with Section 108 of the statute
_____	_____	_____	B. Legal description is adequate for each proposes parcel

11. (continued...)

_____ C. For development sites, easements are adequate for public utilities from
Each new division to existing public utility facilities

YES NO N/A ZONING OFFICE REVIEW;

_____ A. Proposed division(s) have approval from Assessor's Office
_____ B. Proposed division(s) have approval from the Community Development
Department for access to a public road from a new road or easement
_____ C. Adequate easements for electricity, phone, gas, water, sewer, CATV,
Drainage, other _____

YES NO N/A CONCLUSION:

_____ A. Are there any of the above marked "NO"
(Letter of denial giving reason sent)
_____ B. Approved
Conditions: _____

_____ C. Approved on a preliminary basis.
Conditions: _____

Approved Approved Preliminary Denied By the Assessor: Initials: _____ Date: _____

By the Zoning Administrator: Initials: _____ Date _____

Comments:

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations