

GOODLAND TOWNSHIP
AMENDMENT 1305.01
TO
PRIVATE ROAD ORDINANCE No. 1305

An ordinance to amend the Private Road Ordinance No. 1305 within the Township of Goodland, County of Lapeer, State of Michigan.

THE TOWNSHIP OF GOODLAND ORDAINS:

The Goodland Township Private Road Ordinance No. 1305 is hereby amended to replace Section 6 (B), 7 (B) & (C), 9 (A), and add, Section 15 (D) as follows:

Section 6 B: A true and accurate survey, including both a drawing to scale and full legal description, of the parent parcel, all parcels which would result from the proposed division of the parent parcel, and the existing or proposed private road easement for ingress, egress, road and public utility purposes. The survey shall include the following:

- i.) All adjoining property within 100 feet of the parent parcel or parent tract;
- ii.) All dimensions of existing and proposed property lines and easements;
- iii.) Location of all existing buildings, wetlands, lakes, streams, ponds, drives, public and private roads, easements, wells and septic fields, including setbacks from all property lines;
- iv.) The size (in square feet and acres) of each resulting parcel;
- v.) The proposed location and type of access to each resulting parcel;
- vi.) Setbacks from property lines to all proposed buildings, drives, easements, wells, and septic systems.

Section 7 B: The legal description of the roadway easement shall be recorded as a part of the deed or land contract for every parcel of property to which it provides access. Proof of the recorded easement must be presented prior to the issuance of any building permits.

Section 7 C: A Private Road Maintenance Agreement, in a form approved by the Goodland Township Board, shall be recorded as a part of the deed or land contract for every parcel of property to which the road provides access or which abuts said private road. The Maintenance Agreement shall be binding on all parties and shall guarantee a financial mechanism for an actual, regular maintenance of the private road by all benefited property owners. The recorded maintenance agreement will be required prior to the issuance of any building permits. Neither Goodland Township nor the Lapeer County Road Commission have any responsibility or legal authority to maintain private roads.

Section 9 A: The complete plans, including the proposed maintenance agreement and the layout of all proposed lots or parcels to be served by the private road, shall be submitted to the Planning Commission at least forty-five (45) days prior to a regular meeting.

Section 15: ENFORCEMENT, PENALTIES, AND EXPIRATION

D) Planning Commission approval for a private driveway shall expire in two (2) years from the date of the meeting at which approval has been granted, unless construction has been undertaken to prepare the driveway for final inspection within the two (2) year period.

The undersigned Clerk of the Township of Goodland, County of Lapeer, State of Michigan hereby certifies that this ordinance amendment was adopted by the Goodland Township Board at a regular meeting held on the 21st day of May, 2002 and was published in the Tri-City Times on the 29th day of May, 2002. This ordinance amendment is effective seven (7) days after the date of publication specified above.