

ORDINANCE NO. 1402

An Ordinance to provide a procedure for the division of land located within the Township of Goodland pursuant to the requirements of Public Act 591 of 1996, as amended, being the Michigan Land Division Act.

THE TOWNSHIP OF GOODLAND ORDAINS:

Section 1. COMPLIANCE

No land within the Township shall be divided without the prior review and written approval by the Township Assessor for compliance with this Ordinance and the Michigan Land Division Act. No parcels of land divided after March 31, 1997 shall be placed on the Township tax roll until compliance has been verified by the Assessor. No building or zoning permits shall be issued for parcels of land divided in violation of this Ordinance.

Section 2. LAND DIVISION REQUIREMENTS

An applicant for land division approval shall provide the Assessor with documented proof that the following requirements have been met before any land division can be approved:

- A. A fully completed Township application form.
- B. A tentative land division map (to scale) showing:
 1. Area of each resulting parcel
 2. Proposed property lines of each resulting parcel
 3. Public utility easements to each resulting parcel
 4. Road accessibility for each resulting parcel
 5. All existing buildings, structures, and drives
- C. Compliance with a depth to width ratio of not more than four (4) to one (1) for each resulting parcel, except for one (1) parcel retained by the proprietor.
- D. Compliance with the minimum lot width requirements of the Township Zoning Ordinance for each resulting parcel.
- E. Compliance with the minimum lot area requirements of the Township Zoning Ordinance for each resulting parcel.
- F. Road accessibility for each resulting parcel by:
 1. Public road frontage which meets Road Commission driveway location standards; or
 2. Frontage on a private road which complies with the Township Private Road and Driveway Ordinances; or
 3. A private driveway easement at least sixty-six (66) feet in width which complies with the Township Private Road and Driveway Ordinances
- G. A survey and legal description of each proposed parcel prepared by a registered surveyor or engineer.
- H. An accurate legal description (in the shortest possible form) of the remainder of the land from which the resulting parcels are being taken.
- I. The proposed land divisions shall not create more resulting parcels than the number allowed by the Michigan Land Division Act.
- J. Public utility easements must be in place from each proposed parcel to the existing public utility facilities, if the land division is to be a "development site."

Section 3. DEVELOPMENT SITE

For purposes of this Ordinance, the term “development site” shall mean any parcel, which is used or is intended to be used as a location for a dwelling or other building. The term “development site” shall not include vacant agricultural or forestry land, which will not be used as a location for a dwelling or other non-agricultural building.

Section 4. APPROVAL PERIOD

The Township Assessor shall have a review period of forty-five (45) days after documents verifying compliance with each of the requirements listed in Section 2 have been submitted to the Assessor.

Section 5. FEES

The Township Board shall establish a fee for processing land division and parcel combination requests. The fee shall be paid before any division or combination is approved.

Section 6. VOIDABLE SALE

The purchaser of any parcel resulting from a land division that violates the Michigan Land Division Act shall have the right to void the sale. If a sale is voided, the Seller shall forfeit all money and other consideration received for the land and shall be liable for damages sustained.

Section 7. REPEAL

The prior Land Division Ordinance, being Ordinance No. 1400 and 1401, are hereby repealed.

Section 8. EFFECTIVE DATE

This Ordinance shall take immediate effect upon its date of publication in a newspaper of general circulation.

The undersigned Clerk of the Township of Goodland hereby certifies that this Ordinance was duly adopted by the Goodland Township Board at a meeting held on the 28th day of September 1999 and was published in the Tri-City Times on the 6th day of October 1999. This Ordinance will take effect thirty (30) days after said date of publication.

Anna Maria Calianno, Clerk

******This ordinance became effective October 6, 1999******