Gratiot County Department of Community Development
Gratiot County Courthouse
214 E Center St., Ithaca, MI 48847
Phone (989) 875-5201 -Email: planning@gratiotmi.com

Application for Township Parcel Division

This form is designed to comply with Sections 108 and 109 of the Michigan Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967 as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997, MCL 560 et. Seq.)

The Gratiot County Deputy Permits Officer will review this application then offer a recommendation of **approval/approval with conditions/denial** to the designated Township. A copy of the application and letter of **approval/approval with conditions/denial** will be mailed to the applicant.

Approval of a division of land is required before it is sold when a new parcel is less than 40 acres and not just a line adjustment (Section 102e & f).
Approval of a division of land is not a determination that the resulting parcels comply with other ordinances or regulations.

You must answer all questions and include all attachments or this document will be returned to you.

1. Location (address) of Parent Parcel or Tract
   a. Parent Parcel Number: _____
   b. Parent Parcel Legal Description (Attach)
2. Property Owner Information
   a. Name: _____
   b. Mailing Address: _____
   c. Phone Number: _____
   d. Email Address: _____
3. Proposed Division(s) to Include the Following:
   a. Number of Acres of Parent Parcel (currently)—
   b. Number of New Parcels—
   c. Intended Use (residential, commercial, etc.)—
   d. Depth to Width Ratio of Proposed Parcels—4 to 1 or _____to_____ as provided by ordinance.
   e. Width of Proposed Parcel—_____ (not less than required by ordinance)
   f. Area of Proposed Parcel—_____ (not less than required by ordinance)
   g. Proposed Parcel(s) is(are) Accessible via—
      i. _____Frontage on an Existing Public Road
      ii. _____Frontage on a New Public Road. Proposed Road Name: _____
      iii. _____Frontage on a New Private Road. Proposed Road Name: _____
   h. Describe/Attach a Legal Description of Proposed New Road, Easement, or Shared Drive—
      _____
      _____

i. Describe/Attach a Legal Description for each Proposed New Parcel—

_____

_____

4. Future Division Rights being transferred from Parent Parcel to New Parcel: ___Yes or ___No
   a. Yes—Indicate the number transferred: _____.
   b. If proposed division results in multiple new parcels, indicate which parcel is gaining the future division rights—

   _____

   _____.

   (See Section 109, (2) of the Statute. Deed must contain statements required in Section 109 (3&4) of the Statute.
5. Development Site Limitations (Check each existing condition on the Parent Parcel)
   a. _____ Waterfront Property (River, Lake, Pond, Etc.)
   b. _____ Within a Flood Plain
   c. _____ Includes Wetlands
   d. _____ Includes a Beach
   e. _____ Located on Muck Soils/Soils with severe limitations for on-site sewage system
6. Attachments—All of the following **MUST** be included:
   a. Scaled Drawing of Proposed Division(s) (that complies with P.A. 132 of 1970 as Amended Requirements) Showing—
      i. Current Boundaries (as of March 31st, 1997)
      ii. All Previous Divisions made after March 31st, 1997
      iii. Proposed Division(s)
      iv. Dimension of Proposed Division(s)
      v. Existing/proposed Road/Easement/Right-of-Way
      vi. Easement for Public Utilities
      vii. Any Existing Improvements (Buildings, Wells, Drives, Etc.)
   b. If Division Involves Construction of a Private Road/Drive for Ingress and Egress
      i. Indication of approval or permit from the Gratiot County Road Commission
      ii. A document acceptable to the township which shall be recorded with the County Register of Deeds Office and filed with the assessor, or designee, which allows the township a 25% administrative fee and specifies the method of private financing of all maintenance, improvements, and snow removal, the apportionment of these costs among those benefitted, the right of the township to assess such costs against those properties benefitted and the right of the township to assess and charge such costs required to perform such improvements in the event of a failure of those benefitted to privately perform these duties for the health. Safety, and general welfare of the area.
   c. A copy of any Reserved Division Rights of Parent Parcel (Section 109 4 of the Statute)
7. Parent Parcel Improvements—Describe any Existing Improvements (buildings, wells, septic, etc.)

   _____

   _____

8. Affidavit and Permission for Municipal and State Officials to Enter Property for Inspection Purposes:

I agree the statements made above are true, if any are found not to be true this application and any approval will then be null and void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give my 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. I Understand this is only a parcel division which conveys only certain rights under the applicable local land division 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 and P.A. 87 of 1997, MCL 560.101 et. Seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions, or other property rights.

Finally, pending approval of this division, I understand that any revisions in local ordinances or state acts which occur prior to the registering of said proposed division with the County Register of Deeds must be complied with fully.

Property Owner's Signature—_____ Date:_____

FOR COUNTY OFFICE USE ONLY

Date Application Received: _____ By Whom: _____
Fee Paid: _____ Check Number:_____
Date Application Reviewed:_____
Deputy Permits Officer Recommendation to Township:
Approval—_____
Denial—_____
Approval with Conditions—_____

Deputy Permits Officer Signature: _____ Date: _____

Date Mailed to Township—_____

FOR TOWNSHIP OFFICE USE ONLY

Date Received: _____
Date Taken to Township Assessor: _____

Application— Approved: _____ Denied: _____

_____ _____
Township Clerk Signature Date

_____ _____
Township Assessor Signature Date