

SCIPPIO TOWNSHIP PARCEL DIVISION APPLICATION

TODD MILLER, SCIPPIO TOWNSHIP SUPERVISOR
11211 WINFIELD RD
MOSHERVILLE, MI 49258
OFFICE: 517-549-8405

Please answer all questions **and** include all attachments **or this will be returned to you.**
Bring or mail to the Scipio Township Supervisor at the above address.

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 property line adjustment (§102 e & f). This form is designed to comply with §108 and §109 of the Michigan Land Division Act (formally the Subdivision Control Act, PA 288 of 1967, as amended particularly PA 591 of 1996 and PA 87 of 1997, MCL 560 et. seq.)

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

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1. LOCATION of parent parcel to be split:

Address: _____
Parent parcel number: 30-02- _____ - _____ - _____ - _____ - 5-3
Legal description of Parent Parcel (attach extra sheets if necessary):

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2. PROPERTY OWNER Information:

Name: _____
Phone: (____) _____
Address: _____
City: _____ State: _____ Zip Code: _____ - _____

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3. PROPOSED DIVISIONS TO INCLUDE THE FOLLOWING:

- A. Number of new Parcels _____ (This should include parcel(s) retained by owner)
- B. Intended use (i.e. residential, commercial, etc.) _____
- C. Each proposed parcel has a depth to width ratio of not more then 4 to 1.
- D. Each parcel has a width of 200 feet minimum. (as required by Township ordinance 98-1)
- E. Each parcel has an area of 43560 square feet minimum (as required by Twp ordinance 98-1)
- F. The division of the parcel provides access to an existing public road by: (check one)
 - a) Public road. Road name _____
 - b) Private road or easement, proposed name _____
 - c) New public road, proposed name _____
(Road name can't duplicate existing road)
 - d) A recorded easement (driveway) _____
- G. Legal description of proposed new road, easement or shared driveway (attach extra sheet if necessary): _____
- H. Legal description for each proposed new parcel, including any parcels retained by owner (attach extra sheets if needed): _____

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4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel? Indicate number transferred _____ (See §109(2) of the Statute. Make sure your deed includes both statements as required in §109(3) and §109(4) of the Statute.)

5. ATTACHMENTS (all attachments **MUST** be included) Letter each attachment as shown here.

- (A) A scale drawing that complies with the requirements of PA 591 of 1996 as amended for the proposed division(s) of the parent parcel 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) the 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 proposed public utilities from each parcel that is a development site to existing public utility facilities, and
 - (7) any existing improvements (buildings, wells, septic system, driveways, etc), and
 - (8) any of the features checked in question number 5, and
 - (9) proof of fee ownership (deed of original parcel)
- (B) A certificate from the County Treasurer that complies with the requirement of PA 23 of 2019, establishing all property taxes and special assessments due on the parcel or tract subject to the proposed division have been paid for 5 years preceding the date of the application.
- (C) Indication of approval, or permit from Hillsdale County Road Commission, or respective street administrator , that a proposed easement provides vehicular access to an existing road or street, meets applicable location standards. (driveway permit, if applicable)
- (D) A copy of any reserved division rights (§109(2) of the Act) in the parent parcel. (form L-4260a)
- (E) A fee of \$20.00 per resulting parcel, **made payable to Scipio Township.** \$ _____

6. IMPROVEMENTS - Describe any existing improvements (buildings, well, septic, etc.) which are on the parent the parcel or indicate none. _____

7. ACKNOWLEDGMENT - The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels.

PROPERTY OWNER'S SIGNATURE _____ DATE: _____

For office use only – REVIEWER'S action: TOTAL \$ _____ Check # _____

Signature: _____ Application completed Date _____ Approval Date _____
Denial Date: _____ Reasons for Denial: _____

Public Act 87 of 1997 §(2) further states: The municipality or county approving a proposed division resulting in a parcel less than 1 acre in size and its officers and employees are not liable if a building permit is not issued for the parcel for the reasons set forth in this section. A notice of approval of a division resulting in a parcel of less than 1 acre in size shall include a statement to this effect.