

**LAND DIVISION /
Split / Combine
Boundary Adjustments**

**Stockbridge Township
PO Box 565
Stockbridge, MI 49285**

(517) 851-9362

This form is designed to comply with Sec. 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.), and applicable local zoning and land division ordinances.

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 (Sec 102 e & f).

NOTE: Approval of a land division is not a determination that the resulting parcels comply with other Township ordinances and/or regulations, or that a building permit can or will be issued in the future.

Owner/Agent: _____ Phone: _____

Address: _____ City: _____ Zip: _____

Brief description of what you are requesting: _____

Please include the following documents (Please make sure all are attached and checked off):

- Proof all taxes and special assessments have been paid.**
- Survey and Legal description of parent parcel as of March 31, 1997.**
- Has parent parcel had any splits as of March 31, 1997? If so, indicate all previous divisions & when made.**
- Is the parent parcel a result of a land split after March 31, 1997? If so, a copy of the Warranty Deed must be provided.**
- Survey & Legal Description(s) of new proposed parcel(s) drawn to scale, to include the following:**
 - Proposed divisions.**
 - Dimensions of proposed divisions.**
 - Existing and *proposed* road/easement right-of-ways.**
 - Easements for public utilities from each parcel that is a development site to existing public utility facilities (power lines, pipelines, drains, etc.).**
 - Any existing improvements (buildings, wells, septic systems, driveways, etc.).**
 - Any development site limiting conditions (wetlands, waterfront property, muck soils, etc.).**
- State or County Road approval of driveways for parcels fronting on public roads.**
- Is a private road or drive needed for the proposed division? Y or N (if yes, must be on survey and have a legal description).**
- A copy of any transferred division rights (SS109(4) of the Act) in the parent parcel.**
- Payment of division fee (\$25.00).**

Parent Parcel ID Number: 33-16-16-_____-_____-_____

'Location of parent parcel (address if available; if not, road property fronts): _____

Proposed division(s) to include the following:

- A. Number of parcels: _____
- B. Intended use (residential, commercial, etc.): _____
- C. Each proposed parcel must meet the required depth to width ratio on not more than 4 to 1.
- D. Each proposed parcel must meet the required width per the Stockbridge Township Zoning Ordinance.

- E. Proposed parcel must meet the required minimum required lot size per the Stockbridge Township Zoning Ordinance.
- F. Each parcel must have ingress/egress that conforms to the Stockbridge Township Zoning Ordinance. The division provides ingress/egress as follows (check one):
 - Each new division has frontage on an existing public road; road name: _____.
 - Each new division has frontage on a new public road; proposed name: _____.
 - Each new division has frontage on a new private road; proposed name: _____.
- G. Attach a legal description of the proposed new road or private road, along with the road agreement.
- H. Attach a legal description for each proposed new parcel.

Future divisions being transferred from the parent parcel to another parcel:

Number of divisions being transferred: _____ To parcel # _____.

Number of divisions being transferred: _____ To parcel # _____.

(See Section 109(2) of the Statute. Make sure your deed includes both statements as required in Section 109(3) and 109(4) of the Statute).

Development site limits (Check each item that represents a condition which exists on any part of the parent parcel):

- Does parcel include river bank or lake frontage (aka riparian or littoral)?
- Does parcel include a wetland
- Does parcel include flood plain?
- Does parcel include muck soils or soils known to have severe limitations for on-site sewage systems?
- Does parcel have a known or suspected abandoned well, underground storage tank or contaminated soils?

Improvements (Describe any existing improvements—buildings, well, septic, etc.—which are on the parent parcel, or indicate none):

Affidavit and permission for municipal, county and state officials to enter the property for inspections:

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 agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for the purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. I understand that this parcel division 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 on 1967, as amended (particularly by P.A. 591 of 1996), MCL 560.101 et seq.), 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 that 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 Registrar of Deeds or the division is built upon before the changes to laws are made.

Property owner's signature: _____ Date: _____

For office use only*****

- Fee paid Check #: _____ Receipt #: _____
- Approved.
- Denied. Reason denied: _____.

Approved by: _____ Township Assessor. Date: _____
 _____ Township Zoning Inspector. Date: _____
 _____ Township Supervisor. Date: _____

**INGHAM COUNTY ROAD DEPARTMENT
LAND DIVISION APPLICATION**

Application Fee _____ Application Number _____
Receipt Number _____

The purpose of this Land Division Application is for the Ingham County Road Department to investigate the location of proposed land divisions and ensure that the proposed parcels can be accessed from the county road system according to published Ingham County Road Department standards. This procedure is in place to review proposed land division driveway locations before the property owner approaches the Township for approval to subdivide lands.

APPLICANT INFORMATION:

NAME _____ DATE _____
ADDRESS _____
CITY/STATE/ZIP CODE _____ PHONE _____
SIGNATURE _____ FAX _____

LAND DIVISION INFORMATION:

PROPOSED LAND DIVISION LOCATED ON _____ ROAD, BETWEEN _____
ROAD AND _____ ROAD, SECTION(S) _____ TOWNSHIP.
DETAILED DESCRIPTION OF LOCATION _____

NUMBER OF LAND DIVISIONS _____

Site Plan / Survey Provided by Applicant Applicant Given Stakes to Locate Extent of Property

FIELD INSPECTION REPORT:

INSPECTOR _____ OPINION _____ DATE _____

INGHAM COUNTY ROAD DEPARTMENT
301 Bush Street, P.O. Box 38, Mason, Michigan 48854
Phone: (517) 676-2200 Fax: (517) 676-5914

RECOMMENDED FOR ISSUANCE:

DATE _____

Approved by: _____ DATE _____

LAND DIVISIONS & RE-DIVISIONS

*For Parent Parcels / Tracts "Lawfully in Existence"
on March 31, 1997*

Initial Division Rights:

Re-Division Rights:

Parent Parcel Size (or parcel size for re-divisions)	Number of Allowable Divisions (incl. remainder)	Number of Allowable Division, With Bonus (roads or 1=60%)		Number of Allowable Re-Divisions (after 10 yrs)
Under 20 acres	4	4 (no bonus avail.)		2
20 acres	5	7		3
30 acres	6	8		4
40 acres	7	9		5
50 acres	8	10		6
60 acres	9	11		7
70 acres	10	12		7 or 8*
80 acres	11	13		7 or 8*
90 acres	12	14		7 or up to 9*
100 acres	13	15		7 or up to 10*
110 acres	14	16		7 or up to 10*
120 acres	15	17		7 or up to 10*
160 acres	16	18		7 or up to 10*
200 acres	17	19		7 or up to 10*
240 acres	18	20		7 or up to 10*
280 acres	19	21		7 or up to 10*
320 acres	20	22		7 or up to 10*
360 acres	21	23		7 or up to 10*
400 acres	22	24		7 or up to 10*
More acres **	**	**		

** 1 more for each additional whole 40 acres

* 7 Re-Divisions, or up to the number noted if all re-divisions are used in 40% of the parcel.

SCHEDULE T.1.1 ZONING ORDINANCE OF AREA, HEIGHT AND PLACEMENT REGULATIONS

Zoning District	Min. Acreage / Lot Size		Max. Height - Principal Building	Min. Yard Setback Required			Max. Lot Coverage Area as Percent of Lot	Min. Floor Area Per Unit
	Area	Width at Right-of-way		Front Yard	Side Yard	Rear Yard		
RD, Resource Development District _{J, L}	1 acre ^B	165 ft	35 ft ^C	75 ft ^D	15 ft ^D	25 ft ^D	20%	960 sq ft total ^E
AR, Agriculture Residential District _{J, L}	1 acre ^B	165 ft	35 ft ^C	75 ft ^D	15 ft ^D	25 ft ^D	25%	960 sq ft total ^E
RR, Rural Residential District _{J, L}	1 acre	165 ft	35 ft ^C	75 ft ^D	15 ft ^D	25 ft ^D	25%	960 sq ft total ^E
LDR, Low Density and MFD, Multiple Family Residential Districts _{H, J, K, L}	1/2 acre with sewer and water (S&W); 1 acre without ^{F, G, K}	100 ft with S&W; 150 ft without ^F	35 ft ^C	75 ft ^{D, J}	15 ft ^{D, J}	25 ft ^{D, J}	25%	960 sq ft total ^E
MHR, Mobile Home Residential								
See Section 7.02.14								
CSC, Community Service Commercial District _{A, J}	15,000 sq ft with S&W; 1 acre without ^F	100 ft with S&W; 150 ft without ^F	35 ft ^C	75 ft ^D	10 ft ^D	25 ft with S&W; 50 ft without ^{D, F}	75% with S&W; 50% without ^F	-
HSC, Heavy Service Commercial District _{A, J}	80,000 sq ft with S&W; 40,000 sq ft without ^F	120 ft with S&W; 200 ft without ^F	35 ft ^C	75 ft ^D	25 ft ^D	50 ft ^D 100 ft when abutting a residential district	50%	-
I, Industrial District _{A, J}	40,000 sq ft with S&W; 2 acre without ^F	120 ft with S&W; 200 ft without ^F	40 ft ^C	75 ft ^D	10 ft ^D	50 ft ^D	50%	-
PUD, Planned Unit Development District _J								

Refer to Article 5 for PUD standards.

