

Land Division / Combination Application
Pleasantview Township
2982 Pleasantview Road, Harbor Springs, MI 49740
(231) 526-8140
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You must answer all questions and include all attachments, or this will be returned unapproved to you. **Approval of a division is required before a parcel is sold or transferred** when a new parcel is less than 40 acres and not just a property line adjustment (Sec 102(E & F) of the Michigan Land Division Act).

This form is designed to comply with Sec 108 & 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). **Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.**

1. Location of Parent Parcel(s) to be Split:

Address: _____

Road Name(s): _____

Parent Parcel Tax Identification Number(s): _____

2. Property Owner Information

Name(s): _____ Phone: _____

Address: _____

3. Proposed Division(s) / Combination(s) to Include the Following (Attach Separate Sheet, as needed)

A. Total number of new parcels: _____

B. Intended use (residential, commercial, etc.): _____

C. Each Proposal parcel if 10 acres or less has a maximum depth to width ratio of 4 to 1.

D. Each parcel has a width of _____ (not less than required by Zoning Ordinance)

E. Each parcel has an area of _____ (not less than required by Zoning Ordinance)

F. The division of each parcel provides access as follows (check all that apply):

Each new division has frontage on an existing public road. Road name: _____

A new public road, proposed name: _____

A new private road, proposed name: _____

G. Describe or Attach a Legal Description of proposed new road, easement, or shared driveway.

H. Describe or Attach a Legal Description for each **parent (existing)** and **proposed parcel(s)**.

Parent (Existing) Parcel(s): _____

Proposed Parcel(s): _____

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4. Development Site Limits

Check all the following conditions that exist on the parent parcel(s) (Attach Separate Sheet, as needed).

- Waterfront Property (river, lake, pond etc.).
- Includes a beach.
- Includes wetlands.
- Is within a flood plain.
- Is on muck soils or soils known to have severe limitations for onsite sewage system.

5. Future Divisions being transferred from parent parcel to another parcel.

Indicate number of future transferred: _____

(See Sec 109(2) of the Michigan Land Division Act). **Make sure your deed includes both statements** as required in Sec 109(3 & 4) of the Michigan Land Division Act.

6. Attachments All the following **must be included.**

A scale drawing that complies with the requirements of Michigan P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:

- Current boundaries (as of March 31, 1997).
- All previous divisions made after March 31, 1997 (indicate when made or none).
- The proposed division(s) / combination(s).
- Dimensions of the proposed division(s) / combination(s).
- Existing proposed road/easement right-of-way(s).
- Easements or facilities for public utilities for each parcel that is a development or existing site for utilities (pipelines, buildings, towers, structures, poles, cabling, right-of-way, etc.).
- All existing improvements (buildings, wells, septic systems, driveways, etc.).
- Describe **all existing** buildings, structures, driveways, well, septic, and any improvements which are on the **parent parcel(s)** or indicate none. (Attach Separate Sheet or Drawing, as needed): _____

- Any site or development features checked in question number 4.

For County road access, Letter of Compliance or Road Access Permit from Emmet County Road Commission that a proposed driveway(s), easement, or other access to all new parcel(s) provides vehicular access to an existing road or street and meets applicable location standards.

For State of Michigan road access, Letter of Compliance or Road Access Permit from Michigan Department of Transportation if a proposed driveway(s), easement, or other access to all new parcel(s) provides vehicular access to an existing road or street and meets applicable State of Michigan Department of Transportation applicable standards.

For Home Owners (HOA) or other Entity road access, Letter of Compliance or Road Access Permit from HOA or other Entity that a proposed driveway(s), easement, or other access to all new parcel(s) provides vehicular access to an existing road or street and meets applicable standards.

A copy of any reserved division rights (Sec 109(4) of the Michigan Land Division Act) in the parent parcel.

Approved and Signed copy of the tentative parcel division or letter from Pleasantview Township Planning and Zoning indicating that any necessary zoning or land use approvals has been granted.

A **per application** fee payable to Pleasantview Township of \$150.00 when total number of parcels that results from the division is 3 or less and \$250.00 when total number of parcels that results from the division exceeds 3.

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7. Affidavit and Permission for municipal, county, and state officials to enter property for inspection(s). I agree the statements made above are true, and if found not to be true, this application will be void. I agree to comply with the conditions and regulations provided with this parent parcel divisions. I agree to give permission for Pleasantview Township, Emmet County, and 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 land division ordinance and the State Land Division Act (formerly known as 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 doesn't include any representative or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions, or other property rights. Finally, even if this division is approved, I understand 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 representing the divisions are recorded with the Register of Deeds or the division is built upon before the changes to law are made.

Property Owner(s) Signature: _____ **Date:** _____

Property Owner(s) Signature: _____ **Date:** _____

For Office Use Only

Reviewer Actions:

Total Fee _____ Check# _____

Approved Disapproved

Disapproved Reason(s): _____

Zoning Administrator Signature: _____ **Date:** _____

Edward Kuligowski, Pleasantview Township Zoning Administrator

Application Complete Date: _____

Application Approval Date: _____

Application Denial Date: _____

Denial Reason(s): _____

Assessor Signature: _____ **Date:** _____

Jeff Grimm, Pleasantview Township Assessor