

LAND DIVISION APPLICATION
Lawrence Township – Van Buren County

** Please complete all questions and include all attachments, or this application will be returned to you. When completed, bring or mail to:

Lawrence Township – Land Division
PO Box 442
Lawrence, MI 49064

Questions should be directed to Assessor Ben Brousseau
Phone: 269-655-1144 Email: ben.apgllc@gmail.com

In the box below, fill in where you want this form sent, when the review is completed.

Name: _____
Address: _____
City/State/Zip: _____

This form is designed to comply with applicable local zoning, land division ordinances 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), MCL 560.101 et seq.)

APPLICATION FEE: The fee is \$200 for the initial split (create one new parcel and the remaining parent parcel) and \$50 for each additional parcel created. The fee is non-refundable for void or denied applications. Check payable to: LAWRENCE TOWNSHIP.

1. LOCATION of parent parcel to be split:

Address: _____

Parent parcel number: ____ - ____ - ____ - ____ - ____

Legal description of Parent Parcel (attach extra sheets if needed):

Township, City or Village Name: _____

Does the owner own any parcels of property contiguous to the parent parcel being split? ____ If YES, list parcel ID(s) of Contiguous properties: _____

2. PROPERTY OWNER Information:

Name: _____ Phone: () _____ - _____

Address: _____

City: _____ State: _____ Zip: _____

3. APPLICANT information (if not the property owner):

Contact Person Name: _____

Business Name: _____ Phone: () _____ - _____

Business Address: _____

4. PROPOSAL: Describe the division(s) being proposed:

Total acreage of parent parcel and **all contiguous** property: _____

(State Law ow defines the parent parcel as all contiguous parcels under the same ownership as of March 31, 1997. The acreage used to develop the amount of division a property owner is entitled to is based on the total acreage of the entire parent tract. The remaining parent tract always counts as a new parcel for application purposes, but only counts against your number of state-entitled divisions the first time a split occurs under PA591.

A. Number of new Parcels _____

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

C. The division of the parcel provides access to an existing public road by: (check one)

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

_____ A new public road, proposed road name: _____

(Road name cannot duplicate an existing road name.)

_____ A new private road or easement, proposed road name: _____

(Road name cannot duplicate an existing road name.)

_____ A recorded easement (driveway). (Cannot service more than one potential site.)

4A. Write here, or attach a legal description of the proposed new road, easement or shared driveway. (Attach extra sheets if needed): _____

4B. Write here or attach a legal description for each proposed new parcel. (Attach extra sheets if needed): _____

5A. FUTURE DIVISIONS that might be allowed but not included in this application? _____

5B. The number of future divisions being transferred from the parent parcel to another parcel? _____

Identify the other parcel: _____

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

6. DEVELOPMENT SITE LIMITS: Check each that represents a condition which exists on the parent parcel. Any part of the parcel:

_____ is enrolled in a PA116 program with the State of Michigan

_____ is in a DNR-designated critical sand dune area.

_____ is riparian or littoral (it is a river or lake front parcel).

_____ is affected by a Lake Michigan High Risk Erosion setback.

_____ includes a wetland.

_____ includes a beach.

_____ is within a flood plain.

_____ includes slopes more than twenty five percent (a 1:4 pitch or 14° angle) or steeper.

_____ is on muck soils or soils known to have severe limitations for on- site sewage systems.

_____ is known or suspected to have an abandoned well, underground storage tank or contaminated soils.

7. ATTACHMENTS: (All attachments must be included). Letter each attachment as shown here.

_____ A. A sealed survey by a professional surveyor with scale shown of proposed divisions(s) or parent parcel.

The survey must show:

(1) Current boundaries (as of March 31, 1997), and

(2) All previous divisions made after March 31, 1997 (indicate when divisions made), and

(3) The proposed division(s), and

(4) Dimensions and acreage of the proposed divisions, and

(5) Existing and proposed road/easement rights-of-way, and

(6) Easements for public utilities from each parcel to existing public utility facility, and

(7) Any existing improvements (buildings, wells, septic system, driveways, etc.)

(8) Any of the features checked in question number 6.

_____ B. Indication of approval or permit from County Road Commission for each proposed new road, easement or shared driveway.

_____ C. A copy of any transferred division rights (§109(4) of the Act) in the parent parcel.

_____ D. Application fee.

_____ E. Deed to the parent parcel recorded prior to March 31, 1997.

_____ F. Proof that all payable taxes and assessments have been paid.

8. IMPROVEMENTS: Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel or indicate none (attach extra sheets if needed): _____

9. 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 purposes of inspection to verify that the information of the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which 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. 228 of 1967, as amended (particularly by P. A. 591 if 1996), MCL 560.101 et. seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights. Township Land Division approval in no way guarantees the issuance of a building permit. I realize that the owner splitting the original property can assign future divisions remaining to specific parcels. If no location of these "leftover" splits is designated, they are automatically assigned to the remaining parent parcel created (see Section 109(2) of the statute. Make sure your deeds include both statements as required in section 109(3) and 109(4) of the statute). I also realize that taxes must be paid in full on the parent parcel for the deeds to be recorded and the split to be processed at the county level and that I must supply recorded or unrecorded documents to the township to finalize the division.

Property Owner's Signature: _____ Date: _____

Reviewer's Action: Do Not Write Below This Line

TOTAL: \$ _____ Receipt #: _____

Parcel ID#(s) _____

of Splits Allowed by Statute: _____

of Splits Requested by Applicant: _____

_____ Approved: Conditions, if any: _____

_____ Denied: Reasons (cite §): _____

Signature – Land Division Administrator

Date

Revised 12-14-2017 Prior versions will NOT be accepted