

Chassell Township Lot Splitting Ordinance

An ordinance establishing a procedure for seeking approval for the splitting of a lot, lots, outlot or block within a recorded plat and establishing standards for determining whether such approval should be granted.

Chassell Township ordains:

SECTION _____ SHORT TITLE

This ordinance shall be known and may be cited as the Lot Splitting Ordinance of Chassell Township.

SECTION _____ DEFINITIONS

- A. Lot split - as used in this ordinance - lot split shall be deemed to mean division, partitioning, or subdividing of any lot, outlot or block within a recorded plat.
- B. Owner- as used in this ordinance - the term owner shall be deemed to mean all record owners of a lot, outlot, block or parcel of land, as well as all land contract vendees or lessees of such parcel, or any portion thereof.
- C. Township - as used in this ordinance - the term Township shall be deemed to mean Chassell Township.

SECTION _____ APPLICATION AND FEES

- A. All owners for which a lot split authorization is sought must file with the Township Assessor an application, upon such forms as the Township requires.
- B. Fees shall be set by the Township Board.
- C. The application shall include the names and address of all owners, existing legal description, and resulting legal descriptions of the newly created parcels, a site plan which shall include all buildings and structures on site, setback to lot lines, and a letter from the Zoning Administrator that the proposed lots and layout comply in all aspects of the Zoning Ordinance.
- D. Other information as may reasonably be required by the Assessor in review of the application.

SECTION _____ PROCEDURES

- A. Upon receipt of a completed application the Assessor shall review the application and determine whether the lot split conforms to the standards of this ordinance and approve, approve with conditions, or deny the application.
- B. The decision shall be in writing to the owners and the reason for the decision. The Assessor shall forward a copy to the Township Clerk to be filed in the Lot Splitting Ordinance Book.

C. The Lot Splitting ordinance book shall be kept in the office of the Clerk and shall be open to the public.

SECTION _____ STANDARDS

A. If the result is the creation of a new building site or the addition of part of the lot, outlot, and or block:

1. The proposed lot split meets the minimum lot widths and lot areas as required by the Township Zoning Ordinance or any other applicable zoning ordinance.
2. The proposed lot split shall not place any existing structures in nonconformity with any provisions of the applicable zoning ordinance including setbacks.
3. The proposed lot split is consistent with any land use plans, subdivision regulations and shall not be detrimental to the public health, safety or welfare of the public.
4. The proposed lot split shall have written legal access to a public road and meet any access requirements contained in any applicable zoning ordinance.
5. The proposed lot split shall not landlock any other parcel of land.

SECTION _____ SEVERABILITY

The several sections of this ordinance shall be deemed severable and should any section, clause or provision be deemed unconstitutional or contrary to the laws of the State of Michigan and therefore voided by any court of competent jurisdiction, the same shall not affect the validity of this ordinance as a whole, or any part of the ordinance, other than the part or section so declared unconstitutional or invalid.

SECTION _____ EFFECTIVE DATE

This ordinance shall become effective and be in full force and effect on the date following its final passage by the Township Board.

DATED: 10/08/14

Jane Michaelson-Naatya

Chassell Township Clerk

ATTESTED:

[Signature]

Chassell Township Supervisor

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