

**TOWNSHIP OF LIMESTONE, ALGER COUNTY ORDAINS:**

**Land Division Ordinance**

**#2007-01**

An ordinance to regulate the creation, partitioning and division of parcels or tracts of land, enacted pursuant but not limited to Michigan Public Act 288 of 1967, as amended, being the Michigan Land Division Act, Act 359 of 1947, as amended, and Act 246 of 1945, as amended, being the Township General Ordinance statute; to provide a procedure therefore; to repeal any ordinance or provision thereof in conflict herewith; and to prescribe penalties and enforcement remedies for the violation of this Ordinance.

**SECTION 1 TITLE**

**SECTION 2 PURPOSE AND SCOPE**

A. The purpose of this Ordinance is to implement the provisions of the Michigan Land Division Act (1967 PA 288, as amended, formerly known as the Subdivision Control Act) ("Act"), to prevent the creation of parcels of property and access easements which do not comply with applicable ordinances, zoning regulations and said Act, to minimize potential boundary disputes, to monitor the creation of new parcels and easements, to prevent illegal land divisions and to ensure that newly-created parcels are not landlocked, to prevent the creation of unusable lots due to noncompliance with the Limestone Township Zoning Ordinance in effect at that time or other ordinances, to assure orderly development of the community, and to otherwise provide for the health, safety and welfare of the residents and property owners of Limestone Township by establishing reasonable standards for prior review and approval of land divisions within Limestone Township ("Township").

**SECTION 3 DEFINITIONS**

A. "Act", B. "Applicant", C. "County", D. "Divided" or "Division" , E. "Governing body"-Limestone Township Board, F. "Parent Tract", G. "Township"-Limestone Township, H. Except as expressly otherwise stated in this Ordinance, the definitions of the Act, as amended, are hereby incorporated by reference and are made a part of this Ordinance, I. For purposes of Sections 105(b) and 109(1)(d) of the Act, the word "area" shall mean any size, width, frontage, dimension, or space requirement of this, J. For purposes of Sections 105(b) and 109(1)(c) of the Act, the word "width" shall mean the width and frontage requirements of this Ordinance, K. For purposes of this Ordinance, "lot" or "parcel" shall be used interchangeably.

**SECTION 4 PRIOR APPROVAL REQUIREMENT FOR LAND DIVISIONS**

Land in the Township shall not be divided without the prior review and approval of the Township Supervisor (or designee) in accordance with this Ordinance and the Act.

**SECTION 5 APPLICATION FOR LAND DIVISION APPROVAL**

An applicant shall file all the following with the Township Supervisor (or designee) for review and approval of a proposed land division before making any division: A. Application Form, B. Signature of title owner, C. Survey Map, D. Proof that all standards are met, E. Title Search, F. Proof of taxes paid, G. All divisions are buildable, H. Full Fee

**SECTION 6 PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL**

**SECTION 7 STANDARDS FOR APPROVAL OF LAND DIVISIONS**

**SECTION 8 ALLOWANCE FOR APPROVAL OF OTHER LAND DIVISIONS**

**SECTION 9 CONSEQUENCES OF NONCOMPLIANCE WITH THE LAND DIVISION APPROVAL REQUIREMENT**

**SECTION 10 PENALTIES AND ENFORCEMENT**

**SECTION 11 SEVERABILITY**

**SECTION 12 REPEAL**

**SECTION 13 EFFECTIVE DATE -30 days after publication**

***This is a summary of the ordinance. A true and complete copy of this ordinance can be obtained from Danita Rask, Township Clerk at (906)439-5448.***

**THE LIMESTONE TOWNSHIP BOARD**

**Danita L. Rask, Clerk**

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