



Charter Township of Monitor - 2483 E. Midland Road - Bay City, MI 48706
Phone: (989) 684-7203 Fax: (989) 684-9234 Website: monitortwp.org

LAND DIVISION APPLICATION

PLEASE PRINT Parent Parcel Number: 09-100-_____

Date Submitted:_____ Number of Divisions/Splits Requested: _____

PROPOSAL: Intended Use: (Commercial/Residential?) _____

NOTIFICATION OF RESULTS OF APPLICATION SHOULD BE MAILED TO:

_____PROPERTY OWNER _____APPLICANT

PROPERTY OWNER INFORMATION:

NAME: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
TELEPHONE NO. _____

APPLICANT INFORMATION (IF NOT OWNER):

NAME: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
TELEPHONE NO. _____

NUMBER OF DIVISIONS ALLOWED BY STATUTE

Total number of divisions available for this parent parcel _____
Total number of divisions resulting from this application _____
Are any of the division rights being transferred to a new parcel? (Yes/No) _____
If Yes: Which parcels and number of divisions transferred.
_____ # _____ Requires State Form L-4260 A
_____ # _____ Requires State Form L-4260 A
Is the Parent Parcel or any portion of in PA 116? Yes No
NOTE: If YES, please provide paperwork for release of PA 116

ACCESS INFORMATION

Pick **One**: SEE: **TABLE OF DIMENSIONAL STANDARDS Section: 4.05**
_____ Each new parcel has minimum amount of required frontage on an existing public road.
_____ Each new parcel has frontage on an existing private road. Road name: _____
_____ Each new parcel has frontage on an existing recorded* easement.
*Recording Information: Liber & Page _____
Each new parcel will have frontage on:
_____ A new _____public road or _____*private road 66' wide Proposed Road Name: _____
*NOTE: Private Drives are only allowed in Planned Unit Developments Only. [PUD] See Zoning Ordinance **Chapter 13**. Road name cannot duplicate an existing name located within this unit of government.
_____ A new recorded* private easement: *Recording Information: Liber & Page _____
NOTE: Applicant agrees that a Land Division CANNOT result in the land-locking of a cemetery and must have adequate easements for public utilities.

ATTACHMENTS TO APPLICATION

NOTE: Application will be INCOMPLETE unless all the attachments are included.

A survey, sealed by a professional surveyor, at a scale of not less than 1" = 100' of the proposed divisions **OR** A map or drawing of the proposed divisions drawn to a scale of not less than 1" = 100' of proposed division(s) of parent parcel and **Waive 45-day time limit** by signing here: _____

The survey or map **MUST** show:

1. Current boundaries (as of March 31, 1997) of parent parcel.
2. Any divisions made after March 31, 1997 (includes dates).
3. Proposed divisions (new parcel boundaries) with dimensions.
4. Any existing and/or proposed easements and/or right of ways.
5. Any existing improvements (buildings, wells, septic systems, driveways, underground storage tanks, etc.

Proposed legal descriptions of parent parcel and of any division(s).

Zoning: Measurements of all setbacks of structures to property and proposed property lines. Parcels must also meet the minimum parcel width required by Zoning Ordinance.

Parcels less than 10-acres must **NOT** be narrower than 4:1 (Parcel Depth to Width Ratio)

Proof of fee ownership of the land proposed to be divided (copy of deed).

Eff. Sept. 16, 2019 MCL 560.109(i) Certificate from County Treasurer showing proof of payment for property taxes and special assessments for the five (5) years preceding date of application.

DEVELOPMENT SITE LIMITS: Check each that represents a condition which exists on the parent parcel or any part of the parcel:

_____ is a river or lake front parcel

_____ includes wetland

_____ includes a beach

_____ is within a flood plain

_____ includes slopes more than 25% (a 1:4 pitch or 14° angle) or steeper

_____ is on muck soils or soils known to have severe limitation for onsite sewage systems.

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

AFFIDAVIT and PERMISSION for Township Officials to enter the property for inspections.

I/We agree that the statements made above are true, and if found out not to be true this application and approval will be null and void. Furthermore, I agree to comply with the conditions and regulations provided with this parent parcel division and agree to give permission for township officials to enter the property for the purposes of inspection to verify compliance with township zoning ordinances at a mutually agreed upon time. I understand this is only a parcel division which conveys only certain rights under the Charter Township of Monitor Land Division ordinance, Zoning ordinance, and the State Land Division Act and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

If approved, I/We understand zoning, local ordinances and State Acts change and if changed the divisions made here must comply with the new laws unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to the laws are made.

I/We agree to register with the County all approved divisions within 90 days or approval will be void.

Signature: _____ Date: _____

Property Owner Signature

DO NOT WRITE IN BELOW SECTION

Assessing Dept: Request Received: _____ Fee Rec. \$ _____ CK# _____

Date Submitted to Zoning Administrator _____

Zoning Administrator: Approved w/Conditions (Attached) Denied (See Attached)

Zoning Administrator Signature: _____ Date: _____

NOTES: _____

Assessor Signature:	APPROVED: <input type="checkbox"/>
Printed Name/Title:	DENIED: <input type="checkbox"/> (See Attached)