

CHARTER TOWNSHIP OF FENTON

12060 Mantawauka, Fenton MI 48430

Phone: 810-629-3445 Fax: 810-629-9736

LAND DIVISION APPLICATION

You MUST answer all questions and include all attachments, or this application will be returned to you.

- The Township shall approve or disapprove the land division applied for within 45 days after receipt of a complete application conforming to the requirements of Fenton Township's Land Division Ordinance and the State Land Division Act.
- Approval of a land division is not a determination that the resulting parcels comply with other ordinances or regulations.
- If a land division is approved that results in a parcel less than one acre in size, Fenton Township and its officers and employees are not liable if a building permit is not issued for the parcel for the reasons set forth in MCL 560.109a.

1. LOCATION of parent parcel proposed to be divided:

Address	Street
Parent Parcel Number 06-	
Legal Description of Parent Parcel: (attach extra sheets if needed)	

2. PROPERTY OWNER Information:

Name	Phone	
Address		
City	State	Zip Code

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

Contact Person	Phone	
Address		
City	State	Zip Code

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

Number of new parcels	Intended Use
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	
New public road	Road Name
Attach survey and legals for each division, remainder and parent parcel	

5. FUTURE DIVISIONS:

Number of divisions allowed but not included in this request:
Number of divisions being transferred from the parent to another parcel:
Identify the other parcel:

(See section 109(2) of the statute. Make sure your deed includes 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)

It is a river or lake front parcel
Includes a 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 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 survey, sealed by a professional surveyor, to scale, of proposed division(s) of the parent parcel.

OR A map/drawing drawn to scale, of proposed division(s) of parent parcel and the 45 day time limit is waived: _____

Signature

The survey or map must show:

- Current boundaries (as of March 31, 1997)
- All previous divisions made after March 31, 1997 (indicate when or none)
- Proposed division(s)
- Dimensions of the proposed divisions
- Existing and proposed road(s) and rights of way
- Easements for public utilities from each parcel to existing public utility facilities.
- Any existing improvements (buildings, wells, septic systems, driveways, ect.)
- Any of the features checked in number 6

 B. Indication of approval, or permit from County Road Commission or Township designate.

 C. A copy of any transferred division rights in the parent parcel.

 D. Fee \$100.00

8. 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 State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. 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. 288 of 1967, as amended (particularly by P.A. 591 of 1996) MCL 560.101 (et seq.) and does not include any representation of conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally even if this division is approved, I understand zoning, 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, land contracts, leases or surveys representing the approved divisions are recorded with the County Register of Deeds or the division is built upon before the changes to laws are made.

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Property Owner's Signature Date

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Assessor's Signature Approved Denied Date

PLEASE NOTE: Lot Partitions and Combinations result in new parcel identification numbers. You **MUST** file a Homestead Affidavit with the new number by December 31st to qualify for a Homestead Exemption.

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ATTACHMENT TO LAND DIVISION APPLICATION

Parent Parcel Number: _____

(For Office Use Only)

Special Assessments

If the parent parcel being divided has any outstanding interest bearing special assessments, the balance must be paid in full prior to approval of the land division (SW Sewer, Road Paving, Silver Ridge Wall, etc.)

\$ _____ Principal balance owing on Special Assessment for

\$ _____ Interest owed on above Special Assessment through
_____ @ _____%

Verified by: _____ Date: _____

Comments: _____

E-mail _____

If you have an e-mail address, please share it with us. When asking questions, and needing answers, this can be a quick method of communication.

**CHARTER TOWNSHIP OF FENTON
RESOLUTION NO. 2003-21**

WHEREAS, on November 6, 2000 the Fenton Township Board adopted Resolution No. 2000-40, establishing a policy statement that assigns the responsibility for payment of real estate property taxes for a given parcel, for the year in which that parcel is divided, to the owner of the original parcel, and

WHEREAS, said policy statement references real estate property taxes due and payable on December 1st of each year, and

WHEREAS, Public Act 243 of 2002 mandates the collection of summer property taxes throughout the State of Michigan, with a due and payable date of July 1st each year;

THEREFORE BE IT RESOLVED, that the Charter Township of Fenton hereby adopts the following revised policy statement:

The payment of property taxes, which are due and payable on July 1st and December 1st of any given year, for any parcel of real property that has been divided and sold during that same year, shall be the responsibility of the record owner of said property at the time the application to divide the property is submitted to the Charter Township of Fenton.

BE IT FINALLY RESOLVED, that this policy statement shall be included in all applications for land division, applications for condominium development and applications for platted subdivisions. As a part of the application process, the applicant shall sign a statement acknowledging this policy and accepting responsibility for payment of property taxes.

Motion to adopt Resolution No. 2003-21 as presented.

Motion by: Mueller

Seconded: Garfield

Ayes: Gabrielson, Mueller, Garfield, Brancheau, Krug, Mathis, McKenna

Nays: None

Motion carried. Resolution declared adopted.

STATE OF MICHIGAN)
) SS:
COUNTY OF GENESEE)

I, the undersigned, the duly qualified Deputy Clerk of the Charter Township of Fenton, Genesee County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Charter Township of Fenton Board of Trustees at a regular meeting held on the 18th day of August 2003, the original of which is on file in the office of the Township Clerk.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 19th day of August 2003.

Thomas Broecker, Deputy Clerk

Sign _____
Date _____