VILLAGE OF ALMONT

LAND DIVISION ORDINANCE

ORDINANCE NO. 177

An Ordinance to provide a procedure for the division of land located within the Village of Almont pursuant to the requirements of Public Act 591 of 1996, as amended, being the Michigan Land Division Act.

THE VILLAGE OF ALMONT ORDAINS:

Section 1. COMPLIANCE. No land within the Village shall be divided without the prior review and written approval by the assessor for compliance with this ordinance and the Michigan Land Division Act. No parcels of land divided after March 31, 1997 shall be placed on the tax roll until compliance has been verified by the Assessor. No building or zoning permits shall be issued for parcels of land divided in violation of the ordinance.

Section 2. LAND DIVISION REQUIREMENTS. An applicant for land division approval shall provide the assessor with documented proof that the following requirements have been met before any land division can be approved:

A. A fully completed application form.

B. A tentative land division map (to scale) showing:
   1. Area of each resulting parcel
   2. Proposed property lines of each resulting parcel
   3. Public utility easements to each resulting parcel
   4. Road accessibility for each resulting parcel
   5. All existing buildings, structures and drives.

C. Compliance with a depth to width ratio of not more than 5 to 1 for each resulting parcel of ten acres or less.

D. Compliance with the minimum lot width requirements of the Village zoning ordinance for each resulting parcel.

E. Compliance with the minimum lot area requirements of the Village zoning ordinance for each resulting parcel.

F. Road accessibility for each resulting parcel by public road frontage which meets Village driveway location standards.

G. A survey and legal description of each proposed parcel prepared by a registered surveyor or engineer.

H. An accurate legal description (in the shortest possible form) of the remainder of the land from which the resulting parcels are being taken.

I. The proposed land divisions shall not create more resulting parcels than the number allowed by the Michigan Land Division Act.

J. Public utility easements must be in place from each proposed parcel to existing public utility facilities, if the land division is to be a "development site".

Section 3. DEVELOPMENT SITE. For purposes of this ordinance, the term "development site" shall mean any parcel which is used or is intended to be used as a location for a dwelling or other building.

Section 4. APPROVAL PERIOD. The assessor shall have a review period of forty-five (45) days after documents verifying compliance with each of the requirements listed in Section 2 have been submitted to the assessor.

Section 5. FEES. The Village Council may establish a fee for processing land division and parcel combination requests. The fee shall be paid before any division or combination is approved.

Section 6. EFFECTIVE DATE. This Ordinance shall take effect upon the date of publication specified below.

The undersigned Clerk of the Village of Almont hereby certifies that this Ordinance was adopted by the Almont Village Council on the 2nd day of September, 2003 and was published in The Tri-City Times on the 24th day of September, 2003.

Sally J. McCrea

Sally J. McCrea, Clerk
Village of Almont