

Green Lake Township Land Division Application

The following must be submitted to the Township to process a Land Division Application. After all necessary required documents have been received, the Land Division Committee has 45 days in which to issue the permit. Application fees are collected at time of completed application packet submittal, and may not be all-inclusive.

Applicants are strongly encouraged to meet with township staff regarding eligibility and requirements for all proposed land divisions.

- 1). Land Division Application completed in its entirety.
- 2). Survey completed by a land survey professional.
- 3). New driveway site distance approval from Grand Traverse County Road Commission
- 4). Verification of Property Taxes paid to date (form attached/submitted by applicant/\$5.00 fee)
- 5). Fees payable to township:
 - Application:** \$50.00 minimum (single division)
 - \$75 – 2-4 Splits
 - \$125 – 5-10 Splits
 - \$175 – 11 or more Splits
 - Recording:** \$30.00 fee assessed by Grand Traverse County Register of Deeds

(For Office use Only) APPLICATION NUMBER: LD _____

APPLICATION FEE \$ _____, CK # _____

GREEN LAKE TOWNSHIP LAND DIVISION APPLICATION
9394 10TH Street Interlochen, MI 49643 (231)276-9329

You **must** answer all questions and include all attachments, or this will be returned to you. Bring or mail to Green Lake Township at the above address.

Approval of a division of land is required before it is sold, **when a new parcel is less than 40 acres** and not just a property line adjustment. (Section 102 e & f)

This form is designed to comply with Section 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A. 288 of 1967 as amended (Particularly by P.S. 591 of 1996 and P.A. 87 of 1997, MCI 560 et. seq.)

Approval of this division is not a determination that the resulting parcels comply with other ordinances or regulation

1. **Location of Parent to be split:**

Address: _____ Road Name: _____
Parent Parcel Number: 28-07- _____ - _____ - _____
Parent Parcel Legal Description must be attached

2. **Property Owner Information:**

Name: _____
Address: _____

Phone: _____
Email: _____

3. **Applicant Information, if not property owner:**

Name: _____
Address: _____

Phone: _____
Email: _____

4. **Proposed Division(s) to Include the Following:**

- A. Parent Parcel Size (acreage) _____
- B. Number of New Parcels _____
- C. Intended Use (residential, commercial, etc.) _____
- D. The Division of the Parcel provides access as follows: (check one)
- _____ 1) Each new division has frontage on an **existing PUBLIC road**
- _____ 2) Each new division has frontage on an **existing PRIVATE road**
- _____ 3) A **new public road**, proposed road name _____
Road name must be approved by the G.T. County Equalization and Township Board of Trustees
- _____ 4) A **new private road**, proposed road name _____
Road name must be approved by the G. T. County Equalization and Township Board of Trustees

____ 5) A **recorded easement** Attach a legal description of proposed new road, easement or shared driveway. If the proposed new or existing easement will serve 2 or more parcels, road name must be approved by G.T. County equalization and Township Board of Trustees

E. Attach a legal description for each proposed new parcel.

F. Each proposed parcel if 30 acres or less has a depth to width ratio not to exceed 3 to 1 (per Twp. Ordinance)

G. Each proposed division conforms with one of the following minimum width & area requirement: (check one)

____ a) R-1	width: 150 feet	area: 1 acre (43,560 net square feet)
____ b) LR	width: 150 feet	area: 1 acre (43,560 net square feet)
____ c) R-5	width: 330 feet	area: 5 acres net
____ XXXXXXXXXX	width: 200 feet on Public Rd	area: (40,000 net square feet)
____ e) VR & VC	width: per Zoning Ordinance	area: per Zoning Ordinance
____ f) M	width: 250 feet	area: 5 acres net
____ g) COMMERCIAL	width: 200 feet on Public Rd	area: 5 acres net

5. **Future Divisions** being transferred from the parent parcel to another parcel. Indicate number transferred ____ (see section 109 (2) of the Statute. Make sure your deed includes both statements as required in 190 (3 & 4) of the Statute)

6. **Develop Site Limits** (check each which represent a condition which exists on the parent parcel)

____ Waterfront property (river, lake, pond, etc.)
____ Includes wetlands
____ Includes a beach
____ Is within a flood plain
____ Is on muck soils or soils known to have severe limitations for on-site sewage system
____ Is known or suspected to have an abandoned well, underground storage

Note: Please be aware that since 1992 Grand Traverse County has had in effect a Soil Erosion and Sedimentation Control Ordinance which may affect your proposed land division. If 3 or more building sites are served by an easement or private road, it would be in your best interest to submit your proposed survey to the Grand Traverse County Soil Erosion Office for a preliminary review prior to any road or easement construction.

7. **Attachments:** all the following attachment **MUST** be included. **Number each attachment as shown:**

A. A survey that complies with the requirements of PA 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:

____ (1) current boundaries (as of March 31, 1997)
____ (2) all previous divisions made after March 31, 1997 (indicate when made or none)
____ (3) the proposed division(s)
____ (4) dimensions of the proposed division(s)
____ (5) existing and proposed road/easement right-of-way(s)
____ (6) easements for public utilities from each parcel to existing public utility facilities
____ (7) any existing improvements (buildings, wells, septic system, driveways, etc.)
____ (8) any of the features checked in questions number 6

B. ____ **Indication of approval, or permit from Grand Traverse County Road Commission, or respective city/village street administrator, for each proposed new road, easement or driveway**

C. ____ A copy of any reserved division rights (Section 109 (4) of the act) in the parent parcel

D. ____ A non-refundable fee of:

\$50 – 1 Split
\$75 – 2-4 Splits
\$125 – 5-10 Splits
\$175 – 11 or more Splits

E. ____ Proof of fee ownership of land

F. ____ History and specifications of any previous divisions of Parcel to be divided to establish lawful existence on this date March 31, 1997.

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 the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division 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 and P.A. 87 of 1997), MCL 560.101 et. seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions or other property rights.

I understand that 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 representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Name: (please print) _____

Property Owner's Signature: _____

Date: _____

DO NOT WRITE BELOW THIS LINE

For office use only, Reviewer's Action:

Application Completed: _____ (date)

_____ **APPROVED:** Conditions, if any: _____

_____ **DENIED** Reasons, cite Section: _____

Signature:

Township Assessor: _____ Date: _____

William Muha

Township Supervisor: _____ Date: _____

Marvin D. Radtke, Jr.

Township Zoning Administrator: _____ Date: _____

Jason Hamilton

State of Michigan)ss

County of Grand Traverse)ss

Acknowledged by Marvin D. Radtke, Jr., William Muha, and Jason Hamilton
before me on the _____ day of _____ ,

Signature

Printed name _____

Notary public, State of Michigan, County of Grand Traverse

My commission expires _____

Legal Description Attached

Prepared by: William Muha
Green Lake Township
9394 10th Street
Interlochen, MI 49643