

BENNINGTON TOWNSHIP LAND DIVISION APPLICATION

5849 South M-52
Owosso, Michigan 48867
Revised 11-5-07

Date: _____

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 (Sec 102e & f of the Land Division Act 288 as amended)

This form is designed to comply with Sec 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A. 288 of 1967 as amended (particularly, P.A. 591 of 1996 and P.A. 87 of 1997, MCL 560.101 et. Seq.)

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

1. LOCATION of PARENT to be split:

Address: _____

Parent Parcel Identification Number: _____

Parent Parcel Tax Description or Deed included: Yes ____ No ____

2. PROPERTY OWNER INFORMATION:

Name: _____

Address: _____

Phone: _____

3. PROPOSED DIVISIONS(S):

A. Number of proposed divisions: _____

B. Intended use: residential ____ , commercial ____ , agricultural ____

C. Does each proposed parcel, if 10 acres or less, have a depth to width ratio not exceeding 4 to 1 as provided by ordinance? Yes ____ No ____

D. Does each proposed parcel have an area of not less than 1 acre and not more than 2.5 acres as provided by ordinance? Yes ____ No ____

F. Does each proposed parcel have access by one of the following: (check all that apply)
____ a. Proposed divisions have frontage on an existing pubic road.*

Road name: _____

*Include an approved copy of the Shiawassee County Road Commission
Application For Land Division Access

____ b. Proposed divisions have frontage on a new public road.**

Proposed road name: _____

____ c. Proposed divisions have frontage on a new private road.**

Proposed road name: _____

**Include a legal description of the proposed new road, easement, or shared driveway.

G. A legal description for each proposed new parcel is included. Yes ____ No ____

4. FUTURE DIVISIONS:

Number of remaining divisions: _____.

Number of divisions _____ dedicated to Parcel # _____

Number of divisions _____ dedicated to Parcel # _____

See section 109 (2) of the Land Division Act 288 as amended. Make sure your deed includes both statements as required in section 109 (3 & 4) of the Land Division Act 288.

5. A drawing for the proposed division(s) of the parent parcel showing:

A. Existing improvements including: buildings, wells, septic system, driveways, etc.

B. Easements for public utilities from each parcel that is a development site to existing public utility facilities.

C. Development Site Limits including: Waterfront property, flood plain, wetlands, beach, muck soil or soils known to have severe limitations for on site sewage system.

6. *Application for Land Division Approval* from Shiawassee County.

A. Approval from Shiawassee County Equalization.

B. Approval from Shiawassee County Zoning.

C. Map from Shiawassee County Equalization which shows:

1. Current boundaries.

2. The proposed division(s) identified as lot 1, lot 2, etc.

3. The dimensions of each of the proposed divisions and the parent parcel after the divisions.

7. FEE: There is a fee for Bennington Township to process the Land Division Application. The fee is \$40.00 for the first division and \$10.00 for each additional division.

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, conditions and regulations provided with this parent parcel division. Further, I agree to give permission for identified 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 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, zoning ordinance, deed restrictions, or other property rights.

Finally, even if this division is approved, I understand local ordinances and Michigan State Acts change from time to time. If they are changed prior to the recording of the described division(s) above with the Register of Deeds, the divisions must be approved again.

Property Owners Signatures:

_____ Date: _____

_____ Date: _____

Fee Payment \$ _____ Cash: _____ Check # _____

Date Application Accepted As Complete _____

Application Acceptance Approval _____

PLEASE NOTE: This application shall be reviewed by the Bennington Township Planning Commission for recommendation to the Township Board. The Planning Commission meets on the last Thursday of each month at 7:00pm at the Township Hall, unless otherwise posted. The Planning Commission makes a recommendation to the Township Board. The Township Board meets on the first Monday of each month at 7:00pm at the Township Hall, unless otherwise posted. The Township Board makes the final decision of approval. **The Township has 45 days to act on this application from the date it is accepted as complete.**