

CITY OF FENNVILLE
LAND DIVISION APPLICATION

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

Zoning Administrator
City of Fennville
222 S. Maple St
Fennville, MI 49408

Approval of a division of land is required before it is sold, or leased for more than one year, when a new parcel is less than 40 acres and not just a property line adjustment. In the box below, fill in where you want this form sent, when the review is completed.

Name
Address
City, State, Zip

This form is designed to comply with the City Land Division Ordinance and #109 of the Michigan Land Division Act (the ? Act?) (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended This form is designed to comply with the City Land Division {particularly by P.A. 591 of 1996}. MCL 560.101 et. Seq.).

1. LOCATION of Parent Parcel to be divided:

Address: _____
Parent Parcel Number: ____-____-____-____-____
Legal Description of Parent Parcel: (attach extra sheets if necessary)

2. PROPERTY OWNER Information: (full name(s) from deed for owners)?

Information must be provided for every owner of a fee interest. In addition, if the property is subject to a land contract, provide information for the vendor and vendee.
(attach extra sheets if necessary)

Name: _____ Phone: () _____ - _____
Address: _____ Road Name: _____
City: _____ State: _____ Zip Code: _____

3. APPLICANT Information (if not the PROPERTY OWNER)

Contact Person? s Name: _____
Business Name: _____ Phone: () _____ - _____
Address: _____ Road Name: _____
City: _____ State: _____ Zip Code: _____

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

A. Write here, or attach, a legal description of the parcel being divided:

B. Number of New Parcels: _____

C. Write here, or attach, a legal description for each proposed new parcel (attach extra sheets if Needed)

D. Intended use (residential, commercial, etc.) _____

- E. Current Zoning of parcel being divided and adjacent parcels (if applicable): _____
- F. The division of the parcel provides access to an existing public road by: (check one)
- _____ An existing public road (name: _____)
- _____ A new public road (proposed name: _____)
- _____ An existing private driveway or road (name: _____)
- _____ A new private driveway or road (proposed name: _____)
- G. Write here, or attach, a legal description of any proposed new public or private road, Easement or shared driveway (attach extra sheets if needed): _____
- _____

5. FUTURE DIVISIONS

- A. The number of Future Divisions that might be allowed but not included in this application: _____
- B. The number of Future Divisions being transferred from the Parent Parcel to another parcel _____ Identify the other parcel: _____
- See Section 109(2) of the Act. Make sure your deed includes both statements as required in Section 109(3) and 109(4) of the Act. If a roadway maintenance agreement is required, Provide a copy of that agreement.

6. DEVELOPMENT SITE LIMITS Check each that represents a condition which exists on the Parent Parcel

The Parent Parcel or any part of it:

- _____ is in a DNR-designated critical sand dune area.
- _____ is riparian or littoral (it is a river on lake front parcel).
- _____ is affected by a Lake Michigan High Risk Erosion setback.
- _____ includes a wetland.
- _____ includes a beach.
- _____ is within a flood plain.
- _____ includes slopes more than 25 percent (a 1:4 pitch or 14 degree angle) or steeper.
- _____ is on muck soils or soils known to have severe limitations or 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. Application fee of \$_____.
- _____ B. Evidence of all interests of fee ownership or land contract vendee interest.
- _____ C. A survey, sealed by a professional surveyor, at a scale of not more than 500 feet to any inch, of the Parent Parcel and all proposed divisions.

The survey or map must show all of the following:

- (1) 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 divisions
 - (5) existing and proposed road/easement rights-or-way
 - (6) easements for public utilities from each parcel to existing public utility facilities
 - (7) drainage courses within 50 feet of the proposed parcels and method of storm water drainage
 - (8) any existing improvements (buildings, wells, septic systems, driveways, etc.) with dimensions, including those within 50 feet of the boundaries of proposed parcels
 - (9) all front, rear and side yard setbacks for each proposed parcel; and
 - (10) any of the features checked in item 6 above
- _____ D. A soil evaluation or septic system permit prepared by the Health Department for each proposed parcel, or evidence that each proposed parcel is serviced by a public sewer system.

- _____ E. An evaluation/indication that approval will occur, or a well permit for potable water prepared by the Health Department for each proposed parcel, or evidence that each proposed parcel is serviced by a public water system.
- _____ F. Indication of approval or permit from the County Road Commission or MDOT for each proposed new road, easement or driveway, if applicable.
- _____ G. A copy of any transferred division rights { 109(4) of the Act } in the Parent Parcel.
- _____ H. A legal description of existing and proposed deed restrictions for each proposed parcel.
- _____ I. Other (please list) _____

8. IMPROVEMENTS: Describe any existing improvements (building, wells, septic systems, driveways, etc.) which are on the Parent Parcel, or indicate none (attach extra sheets if needed): _____

9. 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 divisions. 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 to verify that the information on the Application is correct at a time mutually agreed with the Property Owner and Applicant. Further, I understand this is only a parcel division which conveys only certain rights under the applicable Land Division Ordinance, the applicable Zoning Ordinance, and the Land Division Act (formerly the Subdivisions Control Act, P.A. 188 of 1967, as amended (particularly by P.A. 591 of 1996), 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.

Further, even if this division is approved, 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, 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 laws are made.

Finally, I understand if this division is approved, a document(s) accomplishing the division and/or Transfer must be recorded with the County Register of Deeds and filed with the City within 90 days of the approval, or the approval will lapse.

Signature(s) of Property Owner(s):

_____ Date: _____
 _____ Date: _____
 _____ Date: _____

Signature(s) of Applicants (if not the Property Owner(s):

_____ Date: _____
 _____ Date: _____

DO NOT WRITE BELOW THIS LINE

Reviewer? s action:

_____ Approved: Conditions, if any: _____

_____ Denied: Reasons: _____

Signature and date:
