

RUDYARD TOWNSHIP  
APPLICATION FOR LAND DIVISION

NAME OF APPLICANT(S) \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PARENT PARCEL PROPERTY # 17-011-\_\_\_\_\_

An applicant shall file all of the following with the Rudyard Township Board, for review and approval of a proposed land division before making any division:

1. A non-refundable application fee of \$130, for each proposed division, payable to Rudyard Township. (\$50 goes to township, \$50 to assessor, \$30 to county for recording of application)
2. Proof of recorded ownership of the land proposed to be divided (copy of deed or title).
3. An accurate written legal description for each resulting parcel of proposed division.
4. A survey, drawn to scale, showing the boundary lines; location of any existing improvements; dimensions of existing parcel and the dimensions of parcels proposed to be created by the division(s); and the accessibility of each division from existing or proposed roads for vehicular traffic and public utility easements. (Proposed division of 10 acres or less must not exceed a 4 to 1 depth to width ratio).
5. Chippewa County Road Commission approval. Office is located at 3949 S Mackinac Trail, Sault Ste Marie (signature on back required).

If this division is approved, I understand this is only a parcel division approval which complies with State Land Division Act (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 restriction, wetlands, flood plain, drainage or other property regulations and/or permit requirements. Further, Rudyard Township is not liable if a building permit is not issued for an approved division.

Any 'Parent Parcel' lawfully in existence on March 31, 1997, may convey a limited number of 'Division Rights' to a buyer. If you are conveying this 'resulting parcel' to another person, how many 'Division Rights' will you convey to the owner? \_\_\_\_\_,

or are you keeping this resulting parcel? \_\_\_\_\_ Yes \_\_\_\_\_ No.

The Land Division Act requires that you specify this number on the deed or specify the number '0'. If you specify 'All' as the number, you will lose your remaining 'Division Rights' for the next 10 years.

I, further understand, the Rudyard Township Board Land Division Approval is effective for 12 months, after which it is considered revoked unless within such period a deed is recorded with the Chippewa County Register of Deeds, accomplishing the approved land division or transfer.

DATE: \_\_\_\_\_ Applicant(s) Signature \_\_\_\_\_

Rudyard Township Board decision will be made within 45 days of receipt of completed application package and fee. Completed applications and fee should be mailed to: Rudyard Township Assessor, P.O. Box 5001, Kincheloe, MI 49788 or Rudyard Township Office, PO Box 277, Rudyard, MI 49780 or submitted at the township office, 18725 S Mackinac Trail, Rudyard. Call Rudyard Township Assessor at 906-495-5756, with any questions.

To be completed by the Rudyard Township Assessor

Application #17-011- \_\_\_\_\_

Applicant (s) Name \_\_\_\_\_

Parent Parcel Property #(s) 17-011- \_\_\_\_\_

Size of Parent Parcel on March 31, 1997 \_\_\_\_\_

Allowable # of Divisions as of March 31, 1997 \_\_\_\_\_

Size of Proposed Division? \_\_\_\_\_

### CERTIFICATION OF APPROVAL

The below stated agencies have reviewed the proposed Land Division request in Rudyard Township and hereby certify that the proposed Land Division meets the requirements of said agencies for approving the proposed Land Division:

#### CHIPPEWA COUNTY ROAD COMMISSION

*Applicant is responsible for obtaining approval/denial, and signature from the Chippewa County Road Commission, 3949 S Mackinac Trail, Sault Ste. Marie.*

\_\_\_\_\_ The proposed Land Division provides Proposed Vehicular Access and is **APPROVED**.

\_\_\_\_\_ The proposed Land Division *does not* provide Proposed Vehicular Access and is **DENIED**.

Comments:

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Phone # \_\_\_\_\_

Title: \_\_\_\_\_

#### RUDYARD TOWNSHIP BOARD

*To be completed by the Rudyard Township Clerk*

The Rudyard Township Board has reviewed this Land Division Application, and has determined:

\_\_\_\_\_ The proposed Land Division complies with the State Land Division Act and is **APPROVED**.

\_\_\_\_\_ The proposed Land Division *does not* comply with the State Land Division Act and is **DENIED**.

REMAINING NUMBER OF UNALLOCATED DIVISIONS: (Exc Bonus) \_\_\_\_\_

Comments:

This Land Division is recorded as part of the Rudyard Township Board minutes of \_\_\_\_\_.

Date: \_\_\_\_\_

\_\_\_\_\_  
Rudyard Township Clerk

RUDYARD TOWNSHIP  
LAND DIVISION POLICY

WHEREAS, it is the intent of the Rudyard Township Board to carry out the provisions of the State Land Division Act (1967 PA 288, as amended, formerly known as the Subdivision Control Act), to prevent the creation of parcels of property which do not comply with applicable statute of said Act, to minimize potential boundary disputes; and

WHEREAS, to maintain orderly development of the community, and otherwise provide for health, safety and welfare of the residents and property owners of Rudyard Township by establishing reasonable standards for prior review and approval of land division within said township;

THEREFORE, BE IT RESOLVED, that the Rudyard Township Board adopts the Policy for Land Division as stated below;

1. Un-platted land in Rudyard Township shall not be divided without prior review and approval of the Rudyard Township Board, in accordance with the State Land Division Act and applicable ordinances.
2. An applicant shall, for each proposed division, file a completed application form and all required documentation on the 'Application for Land Division' form. (see list on application).
3. A non-refundable application fee of \$130, payable to Rudyard Township for each proposed parcel division shall be submitted with completed application. **An 'investigative fee' of \$100 shall be added, if the completed application is submitted after division has been conveyed.**
4. An applicant of a Land Division request must be the owner of record, as recorded by the Chippewa County Register of Deeds, or the designated agent.
5. Upon receipt of the application fee, a completed Land Division Application, and all required documentation, the Rudyard Township Board will, within 45 days, review the application package and notify the applicant of the Rudyard Township Board decision. If the application package does not conform to the requirements of the State Land Division Act, the application package shall be returned to the applicant for completion and re-filing in accordance with this policy and the State Land Division Act.
6. A land division request for a parcel designated as 'not buildable' shall require the owner(s) to execute a notarized 'Restriction On Real Estate Affidavit'. Any parcel with this 'Restriction On Real Estate Affidavit' shall not be eligible for any building permits, or zoning approval.
7. Any parcel created in noncompliance with the Land Division Act shall not be eligible for any building permits or zoning approvals. Any person who violates any provision of the Land Division Act, shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than \$1000, and subject to civil action seeking invalidation of the land division and appropriate injunctive and other relief.
8. A decision of the Rudyard Township Board approving a land division is effective for 12 months, after which it is considered revoked unless within such period a deed is recorded with the Chippewa County Register of Deeds, accomplishing the approved land division or transfer.

At a regular meeting of the Rudyard Township Board held on November 21, 2017, a motion was made by Supervisor Davis, supported by Treasure Berkompas, to adopt the Policy for Land Division.

Members present: Supervisor Barry Davis, Treasurer Bruce Berkompas, Trustee Amy Miller, and Clerk Margaret Jarvie      Members Absent: Trustee Jason Perkins

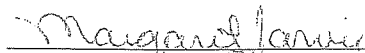
Upon roll call vote:

Ayes: Supervisor Barry Davis, Treasurer Bruce Berkompas, Trustee Amy Miller, and Clerk Margaret Jarvie

Nays: none

Upon roll call vote, motion declared carried.

I, HEREBY DECLARE the Policy for Land Division duly adopted by the Rudyard Township Board at its regular meeting on November 21, 2017.

  
\_\_\_\_\_  
Margaret Jarvie, Clerk