

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.

  
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Margaret Jarvie, Clerk