

TOWNSHIP OF DEERFIELD
LAND DIVISION ORDINANCE
ORDINANCE NO. 23.3

An ordinance to provide a procedure for the division of land located within the Township of Deerfield pursuant to the requirements of Public Act 591 of 1996, being the Michigan Land Division Act.

THE TOWNSHIP OF DEERFIELD ORDAINS:

Section 1. REVIEW BY ASSESSOR. Any land which is divided within the Township shall be reviewed and approved by the Township assessor prior to the separate divisions being placed on the Township tax roll.

Section 2. LAND DIVISION REQUIREMENTS. The Township assessor shall be provided with documented proof that the following requirements have been met before any land division can be approved.

- A. A tentative land division map (to scale) showing:
 - 1. Area of each land division
 - 2. Proposed property lines of each land division
 - 3. Public utility easements to each land division
 - 4. Road accessibility for each land division

- B. Compliance with a depth to width ratio of not more than 4 to 1 for each land division, except for one parcel retained by the proprietor.

- C. Compliance with the minimum lot width requirements of the Township zoning ordinance for each land division.

- D. Compliance with the minimum lot area requirements of the Township zoning ordinance for each land division.

- E. Road accessibility for each land division by:
 - 1. Public road frontage which meets Road Commission driveway location standards; or
 - 2. Frontage on a private road which complies with the Township Private Road and Drive Ordinance; or
 - 3. A private driveway easement at least thirty-three (33) feet in width which complies with the Township Private Road and Drive Ordinance.

- F. A survey and legal description of each proposed land division.

- G. An accurate legal description (in the shortest possible form) of the remaining parcel of land from which the new divisions are being taken.

H. Any proposed land divisions shall not create more divisions than the number allowed by the Michigan Land Division Act.

I. County Health Department approval for on-site water for each land division, if the land division is to be a “development site”.

J. County Health Department approval for on-site sewage disposal for each land division, if the land division is to be a “development site”.

K. Public Utility easement must be in place for the proposed land division to existing public utility facilities, if the land division is to be a “development site”.

Section 3. DEVELOPMENT SITE DEFINITION. For the purposes of the ordinance, the term “development site” shall mean any parcel which is used or is intended to be used as a location for a dwelling or other building. The term “development site” shall not include vacant agricultural or forestry land which will not be used as a location for a dwelling or other non-agricultural building.

Section 4. APPROVAL PERIOD. The Township assessor shall have a review period of thirty (30) days after documents verifying compliance with each of the requirements listed in Section 2 have been submitted to the assessor. If all items are in compliance, approval shall be granted within said thirty (30) days review period.

Section 5. FEES. The Township Board may establish a fee for processing land division and parcel combination requests.

Section 6. REPEAL. The former Deerfield Township Property Division Ordinance 23 and Property Division Ordinance Amendment 23.1 are hereby repealed.

Section 7. EFFECTIVE DATE. This ordinance shall take immediate effect upon its date of publication in newspaper of general circulation.

The undersigned clerk of the Township of Deerfield hereby certifies that the above ordinance was adopted by the Deerfield Township Board on the 13th day of May, 1998 and was published in the Lapeer County press on the 24th day of May, 1998.

Robert Dillon
Supervisor

Sharon Johnson, Clerk
Township of Deerfield