

TOWNSHIP OF WHEELER

Parcel Division/Combination Application

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

Bring or mail to: Wheeler Township Office - 8510 E MONROE RD.

Approval of a division of land is required before it is sold, when the 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 applicable local zoning, land division ordinance and 109 of the Michigan Land Division Act (formerly the subdivision control act. PA 288 if 1967; amended (particularly by P A 591 of 1996 MCL 560.101). Effective March 31, 1997

1. **LOCATION** of parent parcel to be split:

Address: _____
Parent Parcel Number ____ - ____ - ____ - ____ - ____ - ____
Legal description of Parent Parcel: _____

Township, City or Village Name: _____

2. **PROPERTY OWNER Information:**

Name _____ Phone # _____
Address _____
City _____ State _____ Zip Code _____

3. **APPLICANT Information** (if not the property owner):

Contact Person's Name _____
Business Name: _____ Phone # _____
Address: _____
City _____ State _____ Zip Code _____

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

A. Number of new parcels _____

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

C. The division of the parcel provide access to an existing public road by: (Check one)

_____ Each new division has frontage on an existing public road.

_____ A new public road, proposed road name: _____
(Road name cannot duplicate an existing road name)

_____ A new private road, proposed road name: _____
(Road name cannot duplicate an existing road name)

_____ A recorded easement (driveway). (Cannot service more than two potential sites.)

D. Is this parcel in PA 116 _____ (Yes) _____ (No)

4a. Write here, or attach, a legal description for each proposed new parcel. _____

5. **FUTURE DIVISIONS:** Being given ___(yes)___ (no) For Whom: _____
Being reserved: ___(yes)___ (no) For Whom: _____

(See section 109(2) of the Statute. Make sure your deed includes both statements as required in section 190(3) and 109(4) of the Statute.)

6. **DEVELOPMENT SITE LIMITS:** Check each which represent a condition which exists on the parent parcel:
- _____ The parcel is riparian or littoral (it is a river or lake front parcel).
 - _____ Any part of the parcel includes a wetland.
 - _____ Any part of the parcel is within a flood plain.
 - _____ Any part of the parcel includes slopes more than twenty-five percent (a 1:4 pitch or 14" angle or steeper)

7. **ATTACHMENTS (all attachments must be included).** Letter each attachment as shown here.
- _____ A. Map, drawn to scale, of the proposed division(s) of the parent parcel showing:
 - (1.) current boundaries (as of March 31, 1997), and
 - (2.) all previous divisions made after March 31, 1997 (indicate when made or none), and
 - (3.) the proposed division(s), and
 - (4.) dimensions of the proposed divisions, and
 - (5.) existing and proposed road/easement right-of-way(s), and
 - (6.) easements for public utilities from each parcel to existing public utility facilities, and
 - (7.) any existing improvements (buildings, wells, septic system, driveways, etc.)
 - (8.) any of the features checked in question number 6.
 - _____ B. A soil evaluation or septic system permit for each proposed parcel prepared by Mid-Michigan District Health Department, or each proposed parcel is serviced by a public sewer system.
 - _____ C. An evaluation/indication of approval will occur, or a well permit for potable water for each proposed parcel prepared by the Mid-Michigan District Health Department, or each proposed parcel is serviced by a public water system.
 - _____ D. Indication of approval, or permit from Gratiot County Road Commission, MDOT or respective city/village street administrator, for each proposed new road, easement or shared driveway.
 - _____ E. A copy of any reserved division rights Statue 109(4) of the Act in the parent parcel.
 - _____ F. A fee of \$ _____
 - _____ G. Other (please list) _____

7. **IMPROVEMENTS:** Describe any existing improvements (building, well, septic, etc.) which are on the parent parcel or indicate none.

8. **AFFIDAVIT and Permission for municipal, county and state official 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 division. 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. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the subdivision control act, Act 288 of 1967, as amended (particularly by P C 591 of 1996), MCL 560.101 ct.soo.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances and state act change from time tot time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Applicant's Signature _____ Date: _____

And

Property Owner's Signature _____ Date: _____

DO NOT WRITE BELOW THIS LINE:

Reviewer's action: _____ TOTAL: \$ _____ Receipt # _____

_____ **Approved:** Conditions, if any: _____

_____ **Denied:** Reasons (cite, law): _____

Signature: _____ Date _____

LAND DIVISION/COMBINATION REQUIREMENTS
TOWNSHIP OF WHEELER

1. Contact the Assessor for a preliminary discussion on your ideas for making splits, and to obtain an application form.
2. The property cannot be split into lots for sale if it is in PA 116. Application to State of Michigan DEQ must be made to remove the parcels to be split and must be approved by the Wheeler Township Board.
3. Lot size and number of lots per parent parcel must fall within regulations set forth by the State of Michigan and must conform to Township zoning requirements.
 - a. The state allows four splits for the first 10 acres and one split for each additional 10 acres. Sometimes bonus splits are allowed for single road access or large unused parts.
 - b. The length of a parcel cannot exceed four times the width.
 - c. Zoning requires each lot to be at least one acre with a minimum width of 165 feet.
4. The completed application must contain a sketch of the lots proposed with dimensions and a good legal description for each parcel and the remaining parent parcel. This is usually obtained from a surveyor or your legal representative in some cases.
5. You may also want to check with the Health Dept. to ensure drain fields can be obtained; the County Road Commission if any driveways or private roads are to be added; and the Drain Commission if any ditches are to be crossed.
6. All taxes on the parcels to be split or combined must current and paid up to date.
7. Fees charged will be - \$50.00 for application plus \$10.00 per each parcel or split to accompany the submitted application.
8. Contact the assessor for pre-approval, then submit it to the Township for final approval. The application will be presented to the Township Board for final approval.
9. The assessor will sign and date the approved application and return a copy to the landowner. Split maps and applications are maintained by the township for future reference.

