

BEARINGER TOWNSHIP ORDINANCE NO. 06-03  
LOT SPLIT ORDINANCE  
PURSUANT TO  
PUBLIC ACT 288 OF 1967, MICH. (MCL 560.263)

THE TOWNSHIP OF BEARINGER HEREBY ORDAINS AS FOLLOWS:

**1. Division of Platted Lots Prohibited Without Approval.** The division of a lot in a recorded plat located within Bearinger Township, Presque Isle County, Michigan is prohibited unless approved following application to the township board.

**2. Contents of Application.** An application for the division of a lot in a recorded plat shall be filed with the township clerk and shall state, with specificity, the reasons for the proposed division. The application to the township shall be in affidavit form and shall contain a drawing showing the dimensions and description of each lot or portion thereof resulting from the division.

**3. Numbers of Lots.** No lot shall be divided into more than four (4) parts.

**4. Size of Resulting Lots.** Any resulting lots, or portions thereof, shall be of a size not less in area than that permitted by the Presque Isle County Zoning Ordinance #2000-10, except as provided herein. The township may approve the split if the county zoning commission has given their approval of the lot area to be split prior to the application to the township. The division of a lot resulting in an area smaller than prescribed herein may be permitted by the township board without approval of the county zoning commission **but only** for the purpose of adding to the existing building site or sites.

**5. Use of Resulting Lots.** No building permit shall be issued or any building construction commenced thereon unless the division has been approved by the township board and the suitability of the land for building sites has been approved by District Health Department # 4.

**6. Approval Contingent on Written Agreement Regarding Recording.** Approval of the division of a lot in a recorded plat shall be contingent on an agreement in writing by the applicant that any sales contract, deed or any other document presented for recording at the office of the register of deeds shall be

accompanied by a copy of the written approval by the township board and a copy of the drawing of the lot as approved for dividing. The county register of deeds shall not record a document involving a division of a lot in a recorded plat within Bearinger Township unless approved by the township board of Bearinger Township in compliance with the provisions of this ordinance.

**7. Effective Date of Ordinance.** This ordinance shall take effect upon publication in a local newspaper and is subject to revision at any time by the township board of Bearinger Township.

Adopted on ~~June~~ <sup>AUG</sup> 7, 2006

  
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Bearinger Township Clerk

Drafted by: **MacARTHUR LAW FIRM**  
Timothy P. MacArthur  
Attorney at Law  
1005 S. Main Street  
Cheboygan, MI 49721  
(231) 627-3163