

LOT SPLIT ORDINANCE APPLICATION INFORMATION AND FORM

Per Bearinger Township Ordinance No. 06-03 all lot splits, must be approved by the Bearinger Township. In order for the Township to consider any lot split, the Board will require proof that the split does not violate any zoning ordinances or Health Department regulations. Therefore, the following information and format shall be provided for the Township Board to make a ruling regarding the lot split.

1. Applicant shall obtain a statement from the Presque Isle County Zoning Administrator that the lot split does not violate any Presque Isle County zoning requirements.
2. Applicant shall obtain a statement from the State of Michigan Health Department District Number 4 that the split does not violate any provision administered by said department.
3. Proof that all wells and septic systems on this parcel are not shared between the new split lots.
4. A diagram showing the plot of the lots, the desired split and the locations of any wells and septic systems.
5. A clear description of the split and an explanation of the reason for the lot split.
6. Submit all documents to the Bearinger Township Assessor at the contact information listed on the Bearinger Township website (<http://www.bearingertownship.org>). For further information contact the Assessor or the Township Supervisor.

Lot Split Application

Date of Application: _____

Name(s) of Applicant: _____

Parcel Number(s) involved: _____

Lot Number(s) involved: _____

Description of the desired split:

Attach pages if more space is needed.

Attached a diagram showing the current parcel with lot layouts before the split and after the split showing any existing structures, wells, septic fields and accessibility (such as road or being joined to a lot with access).

Justification/Reason for the split:

Attach pages if more space is needed.

The owner(s) certify to the best of their knowledge the requested lot split does not violate any current zoning, land use or health ordinances or regulations.

Signature of the owner/applicant(s): _____

It is incumbent on the Board to be assured lot splits do not put the land owner in violation of any zoning ordinance, health regulations or State/County land use requirements. Should the lot split violate any current or in the future violate any of these ordinances Bearinger Township shall not be held at fault or liable for any violations. Please complete attachment 1 and 2 and have them reviewed and signed by the Zoning Administrator and Health Official respectively.

Attachment 1 – ZONING INFORMATION

***** It is the applicant's responsibility to have this portion of the application completed by your local zoning official. *****

The Bearer Township Zoning Official is:

James Zakshesky
Presque Isle County Building and Zoning Official
106 E. Huron Avenue, Suite B
Rogers City, MI 49779
Phone: 989 734 2915, Fax 989 734 8195
email: pibuild@picounty.org
Clerk: Kathy Wisniewski

Parent Parcel Number: _____

Owner Name: _____

Proposed Lot Split Description: _____

Proposed Lot Sizes (attach diagram if necessary):

Land Use

Completed by Zoning Official

Current Zoning Category: _____

Minimum Width: _____

Minimum Area: _____

Minimum Frontage (if any): _____

The proposed lot split has been reviewed with regards to the size and area requirements and compliance with any zoning ordinances of Presque Isle County.

Concur: _____ Non-Concur: _____

Zoning Administrator Signature: _____

Date: _____ Print Name: _____

Attachment 2 – Health Department

***** It is the applicant's responsibility to have this portion of the application completed by District 4 Health Officials. *****

The Bearer Township Health Official is:

District Health Department #4
106 E. Huron Street, Suite A
Rogers City, MI 49779
Phone: (989) 734-4723, Fax: (989) 734-3866

Parent Parcel Number: _____

Owner Name: _____

Vacant/Undeveloped land: _____ Developed Land (with structures): _____

Proposed Lot Split Description to include any structures, standing water, streams, septic fields, and wells:

Proposed Lot Sizes (attach diagram if necessary):

Description of any structures, wells, septic fields and their locations (attach diagram showing approximate location, type and size):

The proposed lot split has been reviewed with regards to the health requirements and compliance with any health ordinances of Presque Isle County and the State of Michigan.

Concur: _____ Non-Concur: _____

Health Official Signature: _____

Date: _____ Print Name: _____

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~~ ^{AUG} 7, 2006



Bearinger Township Clerk

Drafted by: **MacARTHUR LAW FIRM**
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