



LAND DIVISION APPLICATION FORM

Charter Township of Grand Blanc
5371 S. Saginaw Street, PO Box 1833
Grand Blanc, MI 48439
(810) 424-2600

Date: _____

No: _____

Fee Paid: _____

Applicant Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Signature of Applicant: _____

Property Owner Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Signature of Property Owner: _____ Date: _____

Parcel of Land to be Split:

Address: _____

If vacant, near crossroads: _____

Parcel ID No.: _____ Zoning District: _____

Minimum lot width required: _____ Minimum land area required: _____

***Fee of \$25.00 per split/minimum of \$100.00 fee*

Please see Page 2 for Submittal Requirements-Requirements MUST be met before application will be accepted.

LAND DIVISION/COMBINATIONS

SUBMITTAL REQUIREMENTS

Three (3) copies of a sketch plan shall be submitted to the Building Department along with a non-refundable fee of \$25.00 per split with a minimum charge of \$100.00. The submittal shall include all of the following:

1. Name and signatures of all owners of any legal or equitable interest in the property(ies).
2. Legal descriptions of each parcel into which the property is to be divided, prepared by a Professional Surveyor.
3. A copy of the most recent tax bill pertaining to the land.
4. A statement indicating any restrictions, covenants and easements that apply to or run with the land, having bearing upon the proposed division.
5. A survey and plan of the property to be divided, accurately drawn at a scale of not smaller than one inch equals one hundred feet (1"=100') prepared by a Professional Surveyor licensed to practice in the State of Michigan and showing at least:
 - a. All existing buildings and structures on the site, and buildings and structures located on abutting property within fifty (50) feet of the lot to be divided.
 - b. Boundaries of any water body, floodplain, wetland, drainageway and woodlot.
 - c. Boundaries of all proposed divisions, with complete dimensions and area of each proposed resultant parcel.
 - d. Proposed locations and dimensions of any easements.
 - e. Illustration and dimension for proposed limits within which the principal structure shall be confined on each parcel (i.e., the building envelope consistent with setback regulations).

**ARTICLE 30
LAND DIVISIONS AND COMBINATIONS**

SECTION 3000 INTENT

This Article is intended to establish an orderly procedure and standards of review for divisions or combinations of land within the township in a manner consistent with the Master Plan, the purpose of this Zoning Ordinance, the protection of property values, to insure adequate vehicular access to lots and as a means to promote compliance with the Subdivision Control Ordinance.

SECTION 3001 APPLICABILITY

This Article regulates the division or combination of land for sale or lease of more than one (1) year, or for building site development, which are not regulated by the Subdivision Control Ordinance, as follows:

1. A parcel of unplatted land divided into not more than four (4) parcels each containing ten (10) acres or less, or into additional parcels each containing more than ten (10) acres.
2. A parcel of platted land divided into not more than four (4) parcels.
3. A combination of unplatted parcels.

SECTION 3002 PROCEDURE

1. The applicant shall pay the required review fee and submit an application requesting to divide property, including the information listed below, to the Building Department.
2. The Building Department shall review the request in consideration of the standards of this section, standards of the zoning district of the subject site and the Grand Blanc Township Subdivision Ordinance.
3. Within fifteen (15) days of receipt of a request for land division, the Building Department shall prepare a memorandum indicating approval or, if denied, stating the reasons for denial. The applicant shall be provided with a copy of the memorandum. An applicant can correct deficiencies and resubmit the application at any time.
4. The applicant shall provide the Building Department with documentation of the recording of the land division by the Genesee County Register of Deeds.

SECTION 3003 SUBMITTAL REQUIREMENTS

Three (3) copies of a sketch plan shall be submitted to the Building Department. The submittal shall include all of the following:

1. The name and signatures of all owners of any legal or equitable interest in the property(ies), and their signatures.
2. A legal description of each parcel into which the property is to be divided prepared by a Registered Land Surveyor.
3. A copy of the most recent tax bill pertaining to the land.
4. A statement indicating any restrictions, covenants and easements that apply to or run with the land, having bearing upon the proposed division.
5. Documentation from the Genesee County Road Commission which states access for the proposed lot(s) will have adequate sight distance limitations.
6. A survey and plan of the property to be divided, accurately drawn at a scale of not smaller than one inch equals one hundred feet (1" = 100'), prepared by a Registered Land Surveyor or Civil Engineer licensed to practice in the State of Michigan and showing at least:
 - a. All existing buildings and structures on the site, and buildings and structures located on abutting property within fifty (50) feet of the lot to be divided.
 - b. Boundaries of any water body, floodplain, wetland, drainageway and woodlot.
 - c. Boundaries of all proposed divisions, with complete dimensions and area of each proposed resultant parcel.
 - d. Proposed locations and dimensions of any easements.
 - e. Illustration and dimension for proposed limits within which the principal structure shall be confined on each parcel (i.e. the building envelope consistent with setback regulations).

SECTION 3004 STANDARDS FOR REVIEW

In reviewing a requested land division regulated by this section, the following shall be considered:

1. The land division will not increase nonconforming situations, unless a variance has been granted by the Board of Appeals;

2. Each parcel resulting from the proposed division shall have, exclusive of any area occupied by an access easement, a net area not less than that required for a lot in the zoning district; and,
3. The building envelope shall not infringe on any lake, stream, drain, 100 year floodplain, wetland or easements; shall demonstrate compatibility with existing development in the vicinity; and shall be of sufficient size to meet minimum dimensional requirements of the zoning district.
4. In no case shall a lot result in a width to depth ratio greater than 1:4 as noted in Article 4, footnote c. This requirement shall not apply to parcels created by phases of approved subdivisions or other types of development projects. (effective July 20, 1996)