

Request Number: _____

Filing Fee _____

APPLICATION FOR LAND DIVISION

- A land division application and tentative parcel map must be submitted to the Township Hall office **not less than thirty days before** the next Planning Commission meeting to allow adequate staff review.
- Incomplete applications will be returned to the applicant by the Zoning Administrator.
- If approved, all other required township, county, state, and federal permits must be secured before construction may commence.
- If applicable, certification will be required from the Ontwa Township Wastewater Board to confirm adequate sewer access, and from the Cass County Road Commission to confirm adequate access for public utilities and emergency vehicles.
- The Township requires proof that tax payments are up to date and that the property is eligible for additional splits before adding the request to the Planning Commission's agenda.

1. Street Address and/or Location of Request: _____

2. Parcel Identification Number (Tax I.D. No.): # _____

3. Applicant's Name: _____ Phone Number _____

Address: _____
Street City State Zip

Fax Number _____ Email Address _____

4. Are You: Property Owner Owner's Agent Contract Purchaser Option Holder

5. Applicant is being represented by: _____ Phone Number _____

Address: _____

6. Present Zoning of Parcel _____ Parcel Size _____

7. Description of proposed land division (attach additional materials if needed):

The facts presented above and on the following page(s) are true and correct to the best of my knowledge.

Signature: _____ Date: _____

Type or Print Your Name Here: _____

Property Owner Approval: As owner I hereby authorize the submittal of this application and agree to abide by any decision made in response to it. I further agree to permit members of the Planning Commission, Township Board, and other authorized Township officials to enter the above-mentioned property.

Owner

Date

For all Land Divisions, each of the following criteria of Section 1.7 of the Land Division Ordinance (Ordinance No. 10-97) must be met if approval of the Land Division is to be granted by the Planning Commission. Please verify that your request meets each of the following standards and respond to each of the criteria as it pertains to your request. *(Attach additional materials if needed)*

STANDARDS FOR APPROVAL OF LAND DIVISIONS

- A. All the parcels to be created by the proposed land division(s) shall fully comply with the applicable lot (parcel), yard and area requirements of the Township Zoning Ordinance, including, but not limited to, minimum lot (parcel) frontage/width, minimum road frontage, and minimum lot (parcel) area.

- B. The proposed land division(s) shall comply with all requirements of the State Land Division Act and this Ordinance.

- C. The ratio of depth to width of any parcel created by the division shall not exceed four to one exclusive of access roads, easements, or non-buildable parcels created under Section 1.8 of this Ordinance and parcels added to contiguous parcels that result in all involved parcels complying with said ratio.

The permissible depth of a parcel created by a land division shall be the distance between the front and rear lot lines, measured along the median between the side lot lines.

The permissible minimum width shall be as defined in the Township Zoning Ordinance.

- D. All parcels created and remaining shall have adequate accessibility, or an area available therefor, for public utilities and emergency and other vehicles.
