

**DIVISION OF LOTS IN RECORDED PLATS
TOWNSHIP OF SCHOOLCRAFT, MICHIGAN
ord. no. 42(2) eff. Nov. 20, 1974**

An ordinance to regulate the division of lots in recorded plats.

THE TOWNSHIP OF SCHOOLCRAFT ORDAINS:

Sec. 1. DIVISION OF LOT TO COMPLY WITH ORDINANCE.

Every division of a lot in a recorded subdivision in the Township of Schoolcraft shall be subject to the provisions of this ordinance and Section 560.263 of the Compiled Laws of Michigan.

Sec. 2. APPLICATION TO DIVIDE LOT.

The owner seeking approval to divide a lot in a recorded subdivision shall file an application in affidavit form with the Township Clerk which will set forth the reasons for the proposed division and shall be accompanied by a drawing showing the original and proposed lots, including all dimensions thereof, and shall further be accompanied by a check payable to the township in the amount of \$25.00.

Sec. 3. APPLICATION TO DIVIDE LOT; NO SEPARATE BUILDING SITE CREATED.

Where the application states that the sole purpose is to add land to adjoining existing building sites and not to create a separate building site, the Township Board may approve such application, subject to the condition that no separate building shall be permitted thereon.

Sec. 4. APPLICATION TO DIVIDE LOT; CREATION OF NEW BUILDING SITES.

Where the application states that the purpose is to create one or more new building sites the application shall not be approved until the suitability of land for safe installation of a septic tank and individual well has been approved by the County Health Department, unless the land is served by a sewer, in which case approval of the safe installation of a septic tank shall be waived, or if said land is served by public water supply then the proof of safe installation of an individual well shall be waived.

Sec. 5. APPLICATION TO DIVIDE LOT; CONDITIONS FOR APPROVAL.

No application shall be approved which divides a lot or recorded subdivision into more than four parts, nor shall an application be approved where the resulting lots shall be less in area than permitted by the Township Zoning Ordinance, and no application shall be accepted which creates a lot less than sixty-five (65) feet at the front line and no application shall be accepted which creates a lot having less than one thousand two hundred (1200) square feet in area.

Sec. 6. ENACTING CLAUSE.

This ordinance is adopted pursuant to authority granted by Michigan Compiled Laws 560.263.

Sec. 7. SEVERABILITY.

The several provisions of this ordinance are declared to be separate and the holding of any Court that any section or provision thereof is invalid shall not affect or impair the validity of any other section or portion.

Sec. 8. PENALTIES FOR VIOLATION.

Any person, firm, or corporation found violating any of the provisions of this ordinance shall, upon conviction, be punished by a fine of not to exceed One Hundred (\$100.00) Dollars or by imprisonment not to exceed ninety (90) days, or by both such fine and imprisonment, at the discretion of the Court. Each day that a violation shall continue shall constitute a separate offense. The provisions of this ordinance may also be enforced by suit for injunction, damages, or other appropriate legal action.

Sec. 9. CONFLICTING ORDINANCES REPEALED.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Sec. 10. EFFECTIVE DATE.

This ordinance shall become effective November 20, 1974.

Adopted: October 8, 1974

Published: October 17, 1974