

Columbia Township
Land Division Application

Application number: __-__

Date Received: _____ Amount Paid: _____

You must answer all questions and include all attachments, or this application will be returned to you. Bring or mail to:

Columbia Township Office
8500 Jefferson Road
Brooklyn, MI 49230

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment.

Fill in the name and address where you want this form sent when the review is completed:

Name:
Address:

This form is designed to comply with applicable local zoning, land division ordinances and Section 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996). MCL 560.101 et seq.)

1. LOCATION of parent parcel to be split:

Address: _____

Parent Parcel Tax I.D. number: _ _ - _ - _ - _ - _ - _ - _ - _ -

Legal description of Parent Parcel (attach extra sheets if needed):

Is this parcel located within any Village limits? Circle YES or NO. Which Village? _____

2. PROPERTY OWNER Information:

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

3. APPLICANT Information (if not the property owner, please provide written authorization from owner):

Contact Person's Name: _____

Business Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

4. PROPOSAL: Describe the division(s) being proposed:

A. Number of new Parcels: _____

B. Intended use (residential, commercial, etc.): _____

C. The division of the parcel provides access to an existing public road by (check one):

_____ Each new division has frontage to an existing public road.

_____ A new public road, proposed road name: _____

(Road name cannot duplicate an existing road name)

_____ A new private road or easement, proposed road name: _____

(Road name cannot duplicate an existing road name)

_____ A recorded easement (driveway). (Cannot service more than one potential site)

5. FUTURE DIVISIONS:

- A. How many divisions are available on the parent parcel? _____
- B. How many divisions are remaining after processing of this application? _____
- C. Are any future divisions being transferred from the parent parcel to another parcel? Circle yes or no. (If yes, please attach completed form L-4260a "Notice to assessor of transfer of the right to make a division of land" for each child parcel to receive division rights.)

6. DEVELOPMENT SITE LIMITS. Check each item below that represents a condition that exists on the parent parcel. Is any part of the parcel:

- _____ A. In a DNR-designated critical sand dune area?
- _____ B. Riparian or littoral (river or lake front parcel)?
- _____ C. Affected by a Great Lake High Erosion setback?
- _____ D. A wetland?
- _____ E. A beach?
- _____ F. Within a flood plain?
- _____ G. Slopes more than twenty five percent (a 1:4 pitch or 14* angle) or steeper?
- _____ H. On muck soils or soils known to have severe limitation for on site sewage systems.
- _____ I. Known or suspected to have an abandoned well, underground storage tank or contaminated soils?

7. ATTACHMENTS (All attachments must be included). Letter each attachment as shown here.

- _____ A. A survey, sealed by a professional surveyor at a scale of _____ (insert scale) of proposed division of parent parcel.
The survey or map must show:
 - (1) Boundaries as of March 31, 1997
 - (2) All divisions made after March 31, 1997 (indicate when made or none)
 - (3) The proposed divisions covered under this application, with dimensions and complete legal descriptions for all parcels.
 - (4) Existing and proposed road/easement rights-of-way
 - (5) Easements for public utilities from each parcel to existing public utility facilities
 - (6) Location on proposed division of all existing improvements (buildings, wells, septic system, driveway, etc.)
 - (7) All features checked in question number 6.
- _____ B. A soil evaluation or septic system permit for each proposed parcel prepared by the Jackson County Health Department (call 788-4433), or each proposed parcel is serviced by a public sewer system.
- _____ C. An evaluation/indication of approval will occur, or a well permit for potable water for each proposed parcel prepared by the Jackson County Health Department (call 788-4433), or each proposed parcel is serviced by a public water system.
- _____ D. Indication of approval, or permit from Jackson County Road Commission (call 788-4230), MDOT (780-7500), or respective city/village street administrator, for each proposed new road, easement or shared driveway.
- _____ E. A copy of any transferred division rights in the parent parcel (see 5.C above).
- _____ F. Application fee of \$50 plus \$25 for each division (i.e. one division = \$75)
- _____ G. Other (please list) _____.

8. IMPROVEMENTS Describe any existing improvements (buildings, well, septic, etc.) that are on the parent parcel or indicate none (attach additional sheets if needed): _____

9. AFFIDAVIT and permission for municipal, county and state officials to enter the property for inspections:

I agree the statements above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify that the information on the application is correct at a time mutually agreed with the applicant. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance, the local zoning ordinance, and the State Land Division Act (formerly the Subdivision Control Act, P.A. 288 of 1967, as amended (particularly by P.A. 591 of 1996, MCL 560.101 et. Seq.), and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Finally, even if this division is approved, I understand zoning, local ordinances and State Acts change from time to time, and if changed the division made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

Property Owner's Signature _____ Date: _____

DO NOT WRITE BELOW THIS LINE

COMMITTEE ACTION:

_____ Recommend Approval: Conditions, if any: _____

_____ Recommend Denial: Reasons: _____

Signature and Date: _____

BOARD ACTION:

_____ Approved: Conditions, if any: _____

_____ Denied: Reasons: _____

Signature and Date: _____

FOR ASSESSOR'S USE:

Parent Parcel Info:

Parcel Number	Acreage/Area	Current S.E.V.	Current Taxable Value

Child Parcel Info:

Parcel Number	Acreage/Area	Allocated S.E.V.	Allocated Taxable Value
TOTALS (MUST BALANCE TO PARENT)			