

ZONING APPLICATION FOR A LAND SPLIT

Zeeland Charter Township
6582 Byron Road
Zeeland MI 49464

Don Mannes, Zoning Administrator
616.772.6701 ext.107
Don.Mannes@zeelandtwp.org

Date: _____

Parent Parcel PIN: 70-17- _____ - _____ - _____

Owner's Name: _____

Location of Property: _____

Present Parcel Size (acres): _____

Present Parent Parcel Dimensions: _____

Proposed Parent Parcel Dimensions: _____

Present Zoning: _____

Has this property been split since March 31, 1997?

Yes: _____

No: _____

Number of Divisions Requested: _____

Boundary Adjustment only? Yes: _____ No: _____

Size of Requested Split(s): _____; _____;
_____;

Sketch of Proposed Splits:

For Township Use Only

Comments: _____

Approved: _____

Denied: _____

Zoning Administrator: _____

LAND DIVISION APPLICATION

Zeeland Charter Township
6582 Byron Road
Zeeland MI 49464

Steve Hansen, Assessor
616.772.6701 ext.104
Steve.Hansen@zeelandtwp.org

- Complete this form, including attachments and payments and submit to Zeeland Charter Township.
- The approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (See 102 e & f)
- The approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.
- For zoning and building information contact Don Mannes, for septic approvals contact the Ottawa County Health Department, for driveway approvals contact the Ottawa County Road Commission.

Splits will take effect in the next assessment year

1. Parent Parcel Address: _____
Parent Parcel PIN: 70-17-____ - ____ - ____
Parent Parcel Legal Description: (or attach) _____

2. PROPERTY OWNER INFORMATION:
Name: _____ Address: _____
City: _____ Zip Code: _____
Phone: (_____) _____ E-mail: _____

3. PROPOSED DIVISION(S)

- a. Number of new parcels: _____
- b. Intended use: (residential, commercial, etc.) _____
- c. Each proposed parcel has a depth to width ratio not greater than 4 to 1: yes _____ no: _____
- d. Each parcel has a width of: _____
- e. Each parcel has an area of : _____
- f. The division of each parcel provides access as follows: (check one)
 - _____ Each new division has frontage on an existing public road. Road name: _____
 - _____ A new public road, proposed road name: _____
 - _____ A new private road, proposed road name: _____
- g. Attach a legal description of proposed new road, easement or shared driveway.
- h. Attach a legal description for each proposed new parcel.

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.
Indicate number transferred: _____
(See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.

5. DEVELOPMENT SITE LIMITS Check all which represent a condition which exists on the parent parcel:
_____ Waterfront property (river, lake, pond etc.) _____ includes wetlands _____ is within a flood plain
_____ includes a beach _____ is on muck soils or soils known to have severe limitations for on-site sewage system
_____ None

6. **ATTACHMENTS** All attachments must be included

- a. A SCALE DRAWING for the proposed division(s) of the parent parcel showing:
 - i. Current boundaries (as of March 31, 1997)
 - ii. All previous divisions made after March 31, 1997 (indicate when made or none)
 - iii. The proposed division(s)
 - iv. Dimensions of the proposed division(s)
 - v. Existing and proposed road ' easement right-of-way(s)
 - vi. Easements for public utilities from each parcel that is a development site to existing public utility facilities
 - vii. Any existing improvements (buildings, wells, septic system, driveways, etc.)
 - viii. Any of the features checked in question number 5.
- b. If an easement provides vehicle access to a new parcel submit indication of approval, or permit fro the Ottawa County Road Commission or MDOT that the proposed easement provides access to an existing road and meets applicable location standards.
- c. A copy of any reserved division rights (sec. 109 (2) of the Act) in the parent parcel. _____ None.
- d. \$20 for each new parcel created. Total: _____

7. **IMPROVEMENTS** Describe any existing improvements (buildings, well, septic, etc.) which are on the parent parcel: _____ or None: _____

8. **TAXES PAID** The taxes must be paid on the parent parcel before a division occurs. Attach proof from county treasurer if taxes were delinquent.

9. **ACKNOWLEDGMENT**

The undersigned acknowledges that nay approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use of development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcels.

Section 109(a) of the Land Division Act provides that when a division creates a parcel less than one acre in size, a building permit will not be issued unless certain water supply and sewage disposal standards are met. Zeeland Charter Township and its officers and employees are not liable if a building permit is not issued for the parcel by reason of failure to comply with all applicable building permit requirements of this unit of government.

Applicant Signature: _____ **Date:** _____

Applicant Signature: _____ **Date:** _____

Exemptions are specific to parcel numbers. A new "Principle Residence Exemption Affidavit" or "Farmland Exemption Affidavit" needs to be filed for each new parcel to qualify for the tax exemption.

FOR OFFICE USE ONLY

Application Completed Date: _____ Fee Paid: _____ Check No. _____

Approved: _____ **Date:** _____

Denied: _____ **Date:** _____ **Reasons for Denial:** _____

_____ or see attached.

Signature: _____