

**TOWNSHIP OF BUEL**  
**LAND DIVISION ORDINANCE**

**Ordinance No. 1-19**

An Ordinance to provide a procedure for the division of land located within the Township of Buel pursuant to the requirements of Public Act 591 of 1996, as amended, being the Michigan Land Division Act.

**THE TOWNSHIP OF BUEL ORDAINS:**

**Section 1. COMPLIANCE.** No land within the Township shall be divided, combined, or shall have any boundaries adjusted without the prior review and written approval by the assessor for compliance with this ordinance and the Michigan Land Division Act. No building permits shall be issued for parcels of land divided in violation of the Land Division Act or this Ordinance. Approval of a land division is not a determination that the resulting parcels comply with other ordinances or regulations.

**Section 2. LAND DIVISION REQUIREMENTS.** An applicant for land division approval shall provide the assessor with documented proof that the following requirements have been met before any land division can be approved:

- A. A fully completed application form.
- B. A tentative land division map (to scale) showing:
  - 1. Area of each resulting parcel
  - 2. Proposed property lines of each resulting parcel
  - 3. Public utility easements to each resulting parcel
  - 4. Road accessibility for each resulting parcel
  - 5. All existing buildings, structures and drives.
- C. Compliance with a depth to width ratio of not more than 4 to 1 for each resulting parcel, except for one (1) resulting parcel retained by the proprietor.
- D. Compliance with the minimum lot width requirements of the Township Zoning Ordinance for each resulting parcel.
- E. Compliance with the minimum lot area requirements of the Township Zoning Ordinance for each resulting parcel.

- F. Road accessibility for each resulting parcel by:
1. Public road frontage which complies with Road Commission or M.D.O.T. driveway location standards; or
  2. Frontage on a private road easement at least sixty-six (66') feet in width which complies with Road Commission or M.D.O.T. private road location standards; or
  3. A private driveway easement at least thirty-seven (37') feet in width which complies with Road Commission or M.D.O.T. driveway location standards.
- G. A survey and legal description of each proposed resulting parcel prepared by a registered surveyor or engineer.
- H. An accurate legal description (in the shortest possible form) of the remainder of the land from which the resulting parcels are being taken.
- I. The proposed land divisions shall not create more resulting parcels than the number allowed by the Michigan Land Division Act.
- J. Public utility easements must be in place from each proposed parcel to existing public utility facilities, if the land division is to be a "development site". For purposes of this ordinance, the term "development site" shall mean any parcel which is used or is intended to be used as a location for a dwelling or other building.

**Section 3. APPROVAL PERIOD.** The assessor shall have a review period of forty-five (45) days after documents verifying compliance with each of the requirements listed in Section 2 have been submitted to the assessor. If all requirements have been met, approval shall be granted no later than the expiration of the forty-five (45) day review period.

**Section 4. FEES.** The Township Board may establish fees for processing land division and parcel combination requests. The fee shall be paid before any division or combination is approved.

**Section 5. SEVERABILITY.** The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

**Section 6. EFFECTIVE DATE.** This Ordinance shall take effect upon the date after publication as specified below.

The undersigned Supervisor and Clerk of the Township of Buel hereby certify that this Ordinance was adopted by the Buel Township Board on the 15 day of October 2019 and was published in Irish County News on the 23 day of October 2019.



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Scott Straffon, Supervisor



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Lisa Wood, Clerk