



Alaiedon Township

2021 W. Holt Road
Mason, MI 48854
Ph: 517-676-9277
Fx: 517-676-9332

ALAIEDON TOWNSHIP ORDINANCE NO. 67

AN ORDINANCE TO REGULATE PARTITIONING OR DIVISION OF PARCELS OR TRACTS OF LAND, TO PROVIDE PROCEDURES THEREFORE, AND TO PRESCRIBE PENALTIES AND ENFORCEMENT REMEDIES FOR VIOLATIONS.

THE TOWNSHIP OF ALAIEDON ORDAINS:

SECTION 1. TITLE

This ordinance shall be known and cited as the Alaiedon Township Land Division Ordinance.

SECTION 2. PURPOSE

The purpose of this ordinance is to carry out the provisions of the State Land Division Act (1967 PA 288, as amended, formerly known as the Subdivision Control Act), to prevent the creation of parcels of property which do not comply with applicable ordinances and said Act, to minimize potential boundary disputes, to maintain orderly development of the community, and otherwise provide for the health, safety and welfare of the residents and property owners of the municipality by establishing reasonable standards for prior review and approval of land division within the Township.

SECTION 3. DEFINITIONS

For purposes of this ordinance certain terms and words used herein shall have the following meaning:

SECTION 4. PRIOR APPROVAL REQUIREMENT FOR LAND DIVISIONS

Land in the Township shall not be divided without the prior review and approval of the Township Supervisor, or other official designated by the governing body, in accordance with this ordinance and the State Land Division Act; provided that the following shall be exempted for this requirement:

SECTION 5. APPLICATION FOR LAND DIVISION APPROVAL

An applicant shall file all of the following with the Township Supervisor or other official designated by the governing body for review and approval of a proposed land division before making any division either by deed, land contract, lease for more than one year, or for building development:

SECTION 6. PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL

SECTION 7. STANDARDS FOR APPROVAL OF LAND DIVISIONS

A proposed land division shall be approved if the following criteria are met:

SECTION 8. ALLOWANCE FOR APPROVAL OF OTHER LAND DIVISIONS

Notwithstanding disqualification from approval pursuant to this ordinance, a proposed land division which does not fully comply with the applicable standards in section 7 may be approved in any of the following circumstances:

SECTION 9. CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENT

Any parcel created in noncompliance with this ordinance shall not be eligible for any building permits, or zoning approvals, such as conditional land use approval or site plan approval, and shall not be recognized as a separate parcel on the assessment roll. In addition, violation of this ordinance shall subject the violator to the penalties and enforcement actions set forth in Section 9 of this ordinance, and as may otherwise be provided by law.

SECTION 10. PENALTIES AND ENFORCEMENT

Any person who violates any of the provisions of this ordinance shall be deemed responsible for a municipal civil infraction and shall be punished by a fine of not more than \$500.00, and subject to fines and costs, including the Township's attorney fees, as provided by law.

SECTION 11. SEVERABILITY

The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this ordinance other than said part or portion thereof.

SECTION 12. REPEAL

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed, except that this ordinance shall not be construed to repeal any provision in the applicable Zoning Ordinance or Building Codes.

SECTION 13. EFFECTIVE DATE

This ordinance shall take effect 30 days following its publication after adoption.

The above is a summary of Ordinance No. 67 which was adopted by the Alaiedon Township Board on Monday, January 26, 1998. A copy of this Ordinance may be reviewed or obtained at the Alaiedon Township Office during regular office hours 10:00 A.M. to 4:00 P.M., Monday through Friday.

ALAIEDON TOWNSHIP BOARD

Bruce Oesterle, Clerk