

**LEGAL NOTICE  
MAPLE GROVE TOWNSHIP  
SAGINAW COUNTY, MICHIGAN  
ORDINANCE NO. 1997-6  
LAND DIVISION ORDINANCE**

To: The residents and property owners of the Township of Maple Grove, Saginaw County, Michigan and any other interested persons.

PLEASE TAKE NOTICE that at a regular meeting held on June 16<sup>th</sup>, 1997 the Township Board adopted Ordinance No. 1997-6. The summary of the ordinance appears below.

**SECTION 1: TITLE.**

This Ordinance shall be known and cited as the "MAPLE GROVE 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.

**SECTION 3: DEFINITIONS.**

This Section defines terms and phrases used in this Ordinance.

**SECTION 4: PRIOR APPROVAL REQUIREMENTS FOR LAND DIVISIONS.**

Sets out the requirements for prior review and approval of all land divisions by the assessor or other designated official.

**SECTION 5: APPLICATION FOR LAND DIVISION APPROVAL.**

Sets out the documents required to be filed along with the application for land division approval.

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

Set out the procedure to be followed by the clerk or other designated official when an application for land division approval has been filed, and states that the divisions must be approved or disapproved within 30 days after receipt of such application.

**SECTION 7: STANDARDS FOR APPROVAL OF LAND DIVISIONS.**

States that a proposed land division shall be approved if all criteria in this section are met, i.e. minimum parcel, yard and area requirements, complies with the requirements of the State Land Division Act and this Ordinance; all parcels have existing adequate accessibility; the depth to width ratio of any parcel does not exceed four to one;

complies with minimum width and are standards set forth in this Ordinance; and complies with accessibility standards set forth in this Ordinance.

**SECTION 8: CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENTS.**

States that any parcel created without compliance with this Ordinance shall not be issued building permits, zoning approvals such as special land use approval or site plan approval, and shall not be recognized as a separate parcel on the assessment roll of the Township.

**SECTION 9: PENALTIES AND ENFORCEMENT.**

Penalties for noncompliance with the Ordinance are a fine of not more than \$500 or imprisonment in the county jail for not to exceed 90 days, or both.

**SECTION 10: SEVERABILITY.**

Provides that if any portion of this Ordinance is declared invalid such invalidity shall not affect any other portion of this Ordinance.

**SECTION 11: REPEAL.**

Repeals all ordinances or parts of ordinances in conflict herewith.

**SECTION 12: Effective DATE.**

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

PLEASE TAKE FURTHER NOTICE that the full text of this Ordinance will be available for inspection and may be purchased at the office of the Township Clerk during regular business hours of regular business days from the date of this publication.

**JAMES T. GROSS, CLERK**  
**Maple Grove Township**