
STATE OF MICHIGAN
COUNTY OF BERRIEN

**TOWNSHIP OF BARODA
LAND DIVISION ORDINANCE**

ORDINANCE NO. 27

Adopted: August 18, 1997
Effective: August 23, 1997

An ordinance to regulate partitioning or division of parcels or tracts of land, enacted pursuant but not limited to Michigan Public Act 288 of 1967, as amended, and Act 246 of 1945, as amended, being the Township General Ordinance statute; to provide a procedure therefore; to repeal any ordinance or provision thereof in conflict herewith; and to prescribe penalties and enforcement remedies for the violation of this ordinance.

THE TOWNSHIP OF BARODA, BERRIEN COUNTY, MICHIGAN, ORDAINS:

**SECTION I
TITLE**

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

**SECTION II
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 Township by establishing reasonable standards for prior review and approval of land divisions within the Township.

**SECTION III
DEFINITIONS**

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

- A. "Applicant" - a natural person, firm, association, partnership, corporation, or combination of any of them that holds an ownership interest in land whether recorded or not.
- B. "Divide" or "Division" - the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors, administrators, legal representatives, successors or assigns, for the purpose of sale or lease of more than one year, or of building development that results in one or more parcels of less than 40 acres or the equivalent, and that satisfies the requirements of Sections 108 and 109 of the State Land Division Act. "Divide" and "Division" does not include a property transfer between two or more adjacent parcels, if the property taken from one parcel is added to an adjacent parcel; and any resulting parcel shall not be considered a building site unless the parcel conforms to the requirements of the State Land Division Act, or the requirements of other applicable local ordinances.
- C. "Exempt split" or "exempt division" - the partitioning or splitting of a parcel or tract of land by the proprietor thereof, or by his or her heirs, executors, administrators, legal representatives, successors or assigns, that does not result in one or more parcels of less than 40 acres or the equivalent.
- D. "Forty acres or the equivalent" - either 40 acres, a quarter-quarter section containing not less than 30 acres, or a government lot containing not less than 30 acres.
- E. "Governing body" - the Baroda Township Board.

**SECTION IV
PRIOR APPROVAL REQUIREMENT FOR LAND DIVISIONS**

Land in Baroda Township shall not be divided without the prior review and approval of the Township assessor, in accordance with this ordinance and the State Land Division Act; provided that the following shall be exempted from this requirement:

- A. A parcel proposed for subdivision through a recorded plat pursuant to the State Land Division Act, and regulated by the Baroda Township Subdivision Ordinance.

B. A lot in a recorded plat proposed to be divided in accordance with the State Land Division Act.

C. An exempt split as defined in this Ordinance, or other partitioning or splitting that results in parcels of 20 acres or more if each is not accessible and the parcel was in existence on March 31, 1997 or resulted from exempt splitting under the State Act.

SECTION V APPLICATION FOR LAND DIVISION APPROVAL

An applicant shall file all of the following with the Township assessor 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:

- A. A completed application form, on such form as may be approved by the Township Board.
- B. Proof of fee ownership of the land proposed to be divided.
- C. A tentative parcel map drawn to scale including an accurate legal description of each proposed division, and showing the boundary lines, approximate dimensions, and the accessibility of each division for automobile traffic and public utilities.
- D. Proof that all standards of the State Land Division Act and this Ordinance have been met.
- E. If a transfer of division rights is proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.
- F. A fee of One Hundred Fifty dollars (\$150) for the first lot, and Fifty dollars (\$50) for each additional lot included in a single and separate application, to cover the costs of review of the application and administration of this Ordinance and the State Land Division Act.

SECTION VI PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL

- A. The Township shall approve or disapprove the land division applied for within 45 days after receipt of a complete application conforming to this Ordinance's requirements and the State Land Division Act, and shall promptly notify the applicant of the decision, and if denied, the reasons for denial.

B. Any person or entity aggrieved by the decision of the assessor may, within 30 days of said decision appeal the decision to the Baroda Township Board which shall consider and resolve such appeal by a majority vote of said Board at its next regular meeting or session affording sufficient time for a 20 day written notice to the applicant (and appellant where other than the applicant) of the time and date of said meeting and appellate hearing.

C. The assessor or designee shall maintain an official record of all approved and accomplished land divisions or transfers.

D. Approval of a division is not a determination that the resulting parcel(s) comply with other ordinances or regulations.

E. The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities, a determination that the resulting parcels does not comply with other ordinances or regulations or otherwise, and any notice of approval shall include a statement to this effect.

SECTION VII STANDARDS FOR APPROVAL OF LAND DIVISIONS

A proposal land division reviewable by the Township shall be approved if the following criteria are met:

A. All parcels created by the proposed division(s) have at least the minimum width as required and specified for the district in which the property is located by the Baroda Township Zoning Ordinance.

B. All parcels created by the proposed division(s) contain at least the minimum lot area as required and specified for the district in which the property is located by the Baroda Township Zoning Ordinance.

C. The ratio of depth to width of any parcel created by the division does not exceed a four to one ratio exclusive of access roads, easements, or non-development sites. The depth of a parcel created by a land division shall be measured within the boundaries of each parcel from the butting road right-of-way to the most remote boundary line point of the parcel from the point of commencement of the measurement.

D. The proposed land division(s) comply with all requirements of this Ordinance and the State Land Division Act.

E. All parcels created and remaining have existing adequate accessibility to a public street or improved right-of-way, or an area available therefor, for public utilities and emergency and other vehicles.

**SECTION VIII
CONSEQUENCES OF NONCOMPLIANCE WITH
LAND DIVISION APPROVAL REQUIREMENT**

Any division of land in violation of any provision of this Ordinance shall not be recognized as a land division on the Township tax roll and no construction thereon which requires the prior issuance of a construction or building permit shall be allowed. The Township shall further have the authority to initiate injunctive or other relief to prevent any violation or continuance of any violation of this Ordinance.

An unlawful division or split shall also be voidable at the option of the purchaser and shall subject the seller to the forfeiture of all consideration received or pledged therefor, together with any damages sustained by the purchaser, recoverable in an action at law.

**SECTION IX
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 X
REPEAL**

All previous Land Division Ordinances affecting unplatted land divisions in conflict with this Ordinance are hereby repealed; however, this Ordinance shall not be construed to repeal any provision in any applicable Zoning Ordinances, Building Codes or other ordinances of the Township which shall remain in full force and effect notwithstanding any land division approval hereunder.

**SECTION XI
EFFECTIVE DATE**

This ordinance shall take effect upon publication following its adoption.

TOWNSHIP OF BARODA

Barbara Reisig
Clerk

LEGALS

From 10B

**NOTICE OF
ORDINANCE ADOPTION
BARODA TOWNSHIP**

PLEASE TAKE NOTICE that at a regular meeting held on August 18, 1997, the Township Board adopted Ordinance #27 to replace Ordinance #26. The summary appears below.

**LAND DIVISION ORDINANCE
#27**

SECTION I - TITLE. This Ordinance shall be known and cited as the Baroda Township Land Division Ordinance.

SECTION II - PURPOSE. The purpose of this Ordinance is to carry out the provisions of the State Land Division Act, 1967 PA 288, as amended, former known as the Subdivision Control Act.

SECTION III - DEFINITIONS. This Section defines terms and phrases used in this Ordinance.

SECTION IV - PRIOR APPROVAL REQUIREMENT FOR LAND DIVISION APPROVAL -Sets out the requirements for prior review and approval of land divisions.

SECTION V - APPLICATION FOR LAND DIVISION APPROVAL. Sets out the documents required to be filed along with the application for and division approval.

SECTION VI - PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL. Sets out the procedure to be followed when an application for land division approval has been filed, and states that the divisions must be approved or disapproved within 45 days after receipt of such application.

Section VII - 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 width, minimum depth, minimum area, adequate accessibility.

SECTION VIII - CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENTS. Any parcel created without compliance with this ordinance shall not be recognized on the assessment roll and no construction thereon which requires the prior issuance of a construction or building permit shall be allowed.

SECTION IX - SEVERABILITY. Provides that if portion of this Ordinance is declared invalid such invalidity shall not effect any other portion of this Ordinance.

SECTION X - REPEAL. Repeals all ordinances or parts of ordinances in conflict herewith.

SECTION XI - EFFECTIVE DATE. This Ordinance shall take effect upon publication after adoption.

The full ordinance is available for inspection at the Township Office Monday, Wednesday & Friday, 1-5 p.m.

Barbara Reisig
Clerk

Published: Aug. 23, 1997 HP/adv