
ACME TOWNSHIP

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Land Division Ordinance Summary

Required Information to be Submitted for Land Division Committee Review:

1. Completed application (to be provided by Acme Township)
2. Survey map showing:
 - dimensions and legal descriptions of existing parcel.
 - dimensions and legal descriptions of proposed parcels.
 - location of existing structures or land improvements.
 - accessibility from existing public road.
3. History of previous divisions and/or proof of the parcel's lawful existence as of March 31, 1997.
4. Detailed information regarding the terms of any division rights transfers.
5. Proof that all proposed divisions shall result in "buildable" parcels containing sufficient "buildable" area outside of wetlands, flood plains, setbacks, minimum floor areas, parking, sewage disposal and water well locations and maximum site coverage requirements (See Section VIII).
6. Proper fee as established by Acme Township.
7. Names and addresses of all owners of the parcel to be divided as well as names and addresses of all adjacent property owners.
8. Legal description of parcel to be divided.
9. Legal description of all parcels to be created by the division.
10. List and description of all easements, encroachments, roads, road rights-of-way, and public utilities on the property.
11. Any additional information required by the Acme Township Land Division Committee.

Land Division Review Procedure:

1. The Acme Township Land Division Committee, after receipt of completed application, must approve, approve with reasonable conditions, or disapprove all land division applications within 30 days.
2. The applicant may appeal a decision of the Land Division Committee to the Acme Township Board by filing a written notice of appeal with the Acme Township Zoning Administrator within 30 days of receipt of the Land Division Committee's decision.
3. The applicant may appeal a decision of the Acme Township Board to the Grand Traverse County Circuit Court by filing a written notice of appeal within 21 days after receipt of the Township Board's decision.
4. All Land Division Approvals are effective for 90 days. Approval will be revoked after 90 days unless a document is recorded with the Grand Traverse County Register of Deeds.
5. Any Land Division Approval may be revoked if it is determined that false or misleading information was submitted by the applicant.

Standards for Approval of Land Divisions

All applications must meet the following minimum conditions (as well as any other applicable standard) for approval:

1. All proposed parcels must fully comply with the Acme Township Zoning Ordinance.
2. The proposed division(s) must comply with the State Land Division Act and this Ordinance in their entirety.
3. All proposed parcels must have adequate accessibility through a proposed road or easement.
4. Ratio of depth to width of any parcel shall not exceed 4 to 1, exclusive of access roads, easements or non-buildable parcels.
5. All proposed parcels shall meet the minimum width required by zoning.
6. In the absence of applicable zoning or other ordinances providing different standards, all proposed parcels must comply with the following minimum standards:
 - All future public roads must be approved by the G.T. County Road Commission or MDOT.

- All future private roads or easements must comply with the following:
 1. Private roads or easements that are longer than 660 ft. or are servicing more than one parcel shall be not less than 66 feet in right-of-way width, with 24 ft. of improved roadbed width (additional standards provided in Section VII E.(2)a.).
 2. Private roads or easements less than 660 ft. and services less than four parcels shall be not less than 40 ft. in right-of-way width, with 20 ft. of improved roadbed width (additional standards provided in Section VII E.(2)b.).
 3. Any intersection between private and public roads shall contain a clear vision triangular area (see Section VII E.(2)d.).
 4. No private road or easement shall extend for more than 1,000 ft. from a public road.
 5. No private road shall serve more than 25 separate parcels.

Approval of Other Land Divisions:

A proposed land division which does not fully comply with the applicable lot, yard, accessibility and area requirements of the Zoning Ordinance or this Ordinance may be approved in the following circumstances:

1. Where the applicant has filed affidavit or deed restriction with the County Register of Deeds designating the parcel as “not buildable”. No variances may be granted by the Zoning Board of Appeals after such affidavit is filed.
2. Where the Zoning Board of Appeals, prior to this Ordinance, has issued a variance from the lot, yard, ratio, frontage and/or area requirements.
3. Where the proposed division involves the minor adjustment of a common boundary line or involves a conveyance between adjoining properties which does not result in either parcel violating this Ordinance, any applicable zoning, or the State Land Division Act.

When Recording Your Deed, Please Remember to Include the Following:

1. The following statement: *“This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.”*
2. The following statement: *“The grantor grants to the grantee the right to make _____ division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.”*