



# LAND DIVISION/COMBINATION PROCESS

## OVERVIEW

Land in the Township shall not be divided without the prior review and approval of the Township Assessor, and /or other officials designated by the Township Board of Trustees in accordance with **Chapter 20 of the Scio Township Codified Ordinances** and the State of Michigan Land Division Act.

## REVIEW PROCESS

<i>Application / Required Information</i>	<p>The following information must be submitted in order for an application to be deemed complete:</p> <ul style="list-style-type: none"><li>• A completed application form.</li><li>• Proof of ownership of property to be divided/combined.</li><li>• Current survey and legal description(s).</li><li>• Proposed survey and legal descriptions.</li><li>• Evidence of payments of all outstanding delinquent tax obligations and all outstanding special assessments.</li><li>• If transfer of development rights are proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.</li></ul> <p>Review fees shall be enclosed as part of a complete land division/combination application.</p> <p>Fee: \$300</p>
<i>Assessor / Planner Review</i>	<p>The Township Assessor and Township Planner review all land division/combination applications administratively.</p>
<i>Standards for Approval</i>	<p>A proposed land division shall be approved if the following criteria are met:</p> <ul style="list-style-type: none"><li>• All parcels created by the proposed divisions have a minimum width as otherwise required in the Scio Township Zoning Ordinance.</li><li>• All parcels meet the lot area minimum outlined in the Scio Township Zoning Ordinance.</li><li>• All parcels created and remaining have adequate access to a public or private road.</li></ul>

	<ul style="list-style-type: none"> <li>• The depth to width ratio of a created parcel is not greater than 4:1.</li> <li>• The proposed division complies with all requirements of the Michigan Land Division Act.</li> </ul>
<i>Approval</i>	Approved land divisions shall be recognized by the Township Assessor and placed on the assessment roll in the year immediately following the year of approval except for those land divisions approved on or before the first Monday in March in which case, with written request, may be placed on the immediately ensuing assessment roll in the year approved.

*\* Approval of a land division is not a determination that the resulting parcels comply with other Ordinances or regulations.*