

Land Division Application

Name _____

Phone _____

Address _____

Property Number to be Divided _____

City, State, Zip _____

Email _____

Number of resulting parcels after division(s) requested: _____

An application shall contain the following:

- A) A completed application form
- B) Proof of fee ownership of the land proposed to be developed.
- C) A survey or map/drawing of parent parcel drawn to a scale of 1"=20', 1"=50', 1"=100', 1"=400', or 1"=1000'. The scale used shall best represent the property and improvements. An insufficient map or drawing may cause the application to be refused or denied. The survey or map will include the following:
 - 1) Parent parcel boundaries as of March 31, 1997.
 - 2) All previous divisions made after March 31, 1997.
 - 3) The labeled proposed divisions.
 - 4) Dimensions and acreages of the proposed divisions.
 - 5) Scaled locations of any improvements (buildings, wells, septic systems, etc.)
 - 6) Existing and proposed road rights of way.
- D) A legal description for the entire parent tract, the newly created remaining parent tract, and all other newly created parcels. All the descriptions for the newly created parcels will be labeled to correspond with the survey or map/drawing.
- E) Tax certification ensuring the past five year's property taxes have been paid. The certificate can be obtained from the County Treasurer's office - a sample is included with this application.

St. Joseph County Treasurer's phone: (269) 467-5525

The fee must be included with the application (see fee schedule for amounts owed). Fee is non-refundable for void or denied applications. Fee is payable to Kevin Harris.

I hereby certify the information supplied with this application is true to the best of my knowledge.

COMPLETED APPLICATIONS - INCLUDING PAYMENT & TAX CERTIFICATES - RECEIVED AFTER DECEMBER 1ST MAY NOT BE PROCESSED FOR THE FOLLOWING YEAR'S ASSESSMENT ROLL.

Application #

White Pigeon Township

I hereby certify the information supplied with this application is true to the best of my knowledge.

Applicant Signature* _____

_____ Date

****ANY AND ALL OWNERS OR POA's MUST SIGN THIS FORM IN FRONT OF A NOTARY.***

STATE OF MICHIGAN

COUNTY OF _____

The forgoing instrument was acknowledged before me on this _____ day of _____ by

My commissoin expires _____

LOCAL GOVERNMENT USE ONLY (do not write below this line)

_____ Approved:	Conditions, if any _____
_____ Denied:	Reasons _____

_____ Township Assessor

_____ Date

_____ Township Supervisor/Zoning Administrator

_____ Date

Land Division Fee Schedule

Effective 09/30/2019

Initial Split:	\$200
Each Additional Split:	\$100
Amendments:	\$100

A land division which splits a property into 2 pieces is \$200

Each additional split included in the same Land Division Application is an additional \$100

If a Land Division has been approved and is then changed, a fee of \$100 could be charged.

Make Checks Payable to: **Kevin Harris**

Send Application & fee to : **Kevin Harris**
67482 Coyote Trail
Edwardsburg, MI 49112

Disclaimer:

The following is a representation of the Zoning Ordinances in effect in White Pigeon Township. It's intended use is to provide a guideline of what is permissible per zoning; however, any differences between what is represented below and the actual zoning, is an error made by the author and does not supersede what is actually in the ordinance.

	AG	RR	R-1	R-3	C	I	R-2
Min. Lot Area (sq ft)				15000	15000	10000	
Primary Farm Dwelling	35A						
Non-Farm Dwelling	1-5A						
Planned Residential or Site Condo Development	1/2A						
w/ sewer & pub water	1A						
Single-family Dwelling		1A	20000				
Duplex or Two-family Dwellings			20000				
Structures w/ three or more Dwellings Units			8000 (each)				
Duplex or Multiple-family Residential Units			6 units per acre				
Minimum Lot Width (road frontage)					100	100	
Primary Farm Residence & Farm Buildings	660						
Non-Farm Residence	100						
Cluster/Open Space Development	80						
w/ sewer & pub water							
Single-family Dwelling (RR only)		120					
w/ accessory farm bldgs		100					
w/out accessory farm bldgs			100				
Single-family Dwelling (R-1 only)			150				
Duplex or Two-family Dwellings (R-1 only)							
Minimum Lot Width (water frontage)				80			
Min. Front Yard Setback (ft) *a	40	40	40	30	40	40	
Decks Less than 18 from Ground Level				4			
Min. Side Yard Setback (ft) *b	10	10	10	10	15	10	
Decks Less than 18 from Ground Level				4			
Min. Rear Yard Setback (ft) *c	20	20	20	20	20	20	
Decks Less than 18 from Ground Level				4			
Max. Building Height (ft)			35	35	40	40	
Dwelling	35	35					
Accessory Farm Buildings		50					
Accessory Buildings				16			
Min. Building Floor Area (sq ft) *d	1000	1000	*f	1000			
Max. Accessory Building Floor Area (sq ft)				960			
Max. Lot Coverage			*f			50%	

See Section 34-251

*a - measured from the nearest edge of the road or street right-of-way or easement upon which the lot or parcel principally fronts or water's edge in R-3 district.

*b - except for a corner lot, where the side yard on the street side shall not be less than the setback required for the front yard

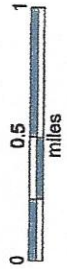
*c - plus 5 feet for each additional unit over one on the parcel (R-1 only).

*d - exclusive of garage or basements, plus 150 sq ft for each additional bedroom exceeding 2. The minimum core area must be > or = 24 ft in width.

*f - The minimum core area must be > or = 24 ft in width. See section 34-224 for additional info, including minimum open space and parking regulations.

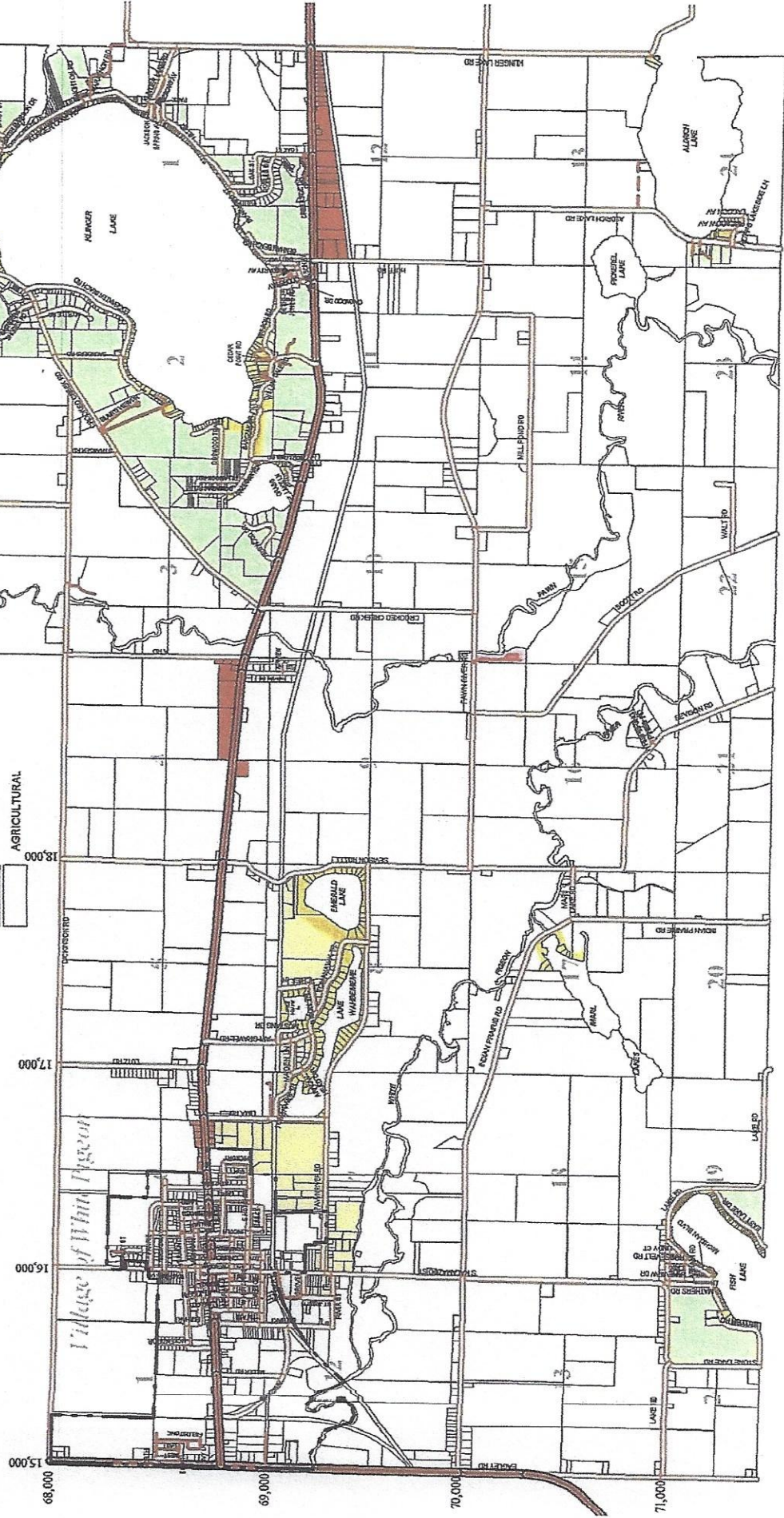
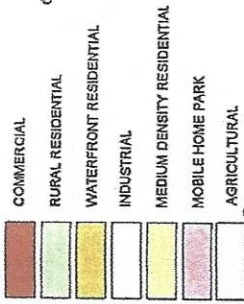
WHITE PIGEON TOWNSHIP ST. JOSEPH COUNTY, MI

NOTE: Area indicated as Waterfront Residential is representative and may not reflect to true scale the 500' boundary required per Section 34.133C8 of the Zoning Ordinance.



Zoning Map

Legend



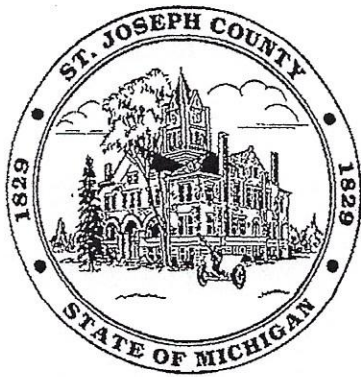
Frequently Asked Questions

Definitions:

- "Exempt splits" are defined as splits *not* resulting in 1 or more parcels of less than 40 acres. That is, if after the cutting up of the original parcel, every piece is 40 acres or more, the "split" is "exempt." Exempt splits do not require any municipal approvals (so long as the parcels are accessible).
- "Division" is defined as a split such that 1 or more parcels of less than 40 acres results. That is, if after the cutting up of the tract or parcel, there is one piece of less than 40 acres, there is a "division."

How may parcels can I divide my property into?

- I. For divisions of parent parcels (i.e., those in existence on March 31, 1997), and remember, prior divisions subsequent to that date are counted, the following limits the number of parcels that may result:
 - a. If all resulting parcels are at least 40 acres and accessible, the statute is satisfied.
 - b. If any parcel is less than 40 acres, the following must be satisfied, subject to **bolded "c" and "d"** below:
 - i. Is the parent parcel 10 acres or less?
 1. If so, 4 parcels may be created, unless, under local ordinance, any parcel is too small, or has the wrong shape.
 2. Ratio of depth to road frontage cannot exceed 4:1 (4 feet of depth for every 1 foot of road frontage).
 - a. Local zoning does supersede this ratio.
 3. If not, go on below.
 - ii. Is the parent parcel more than 10 acres but not greater than 120 acres?
 1. If so, divide the acreage by 10.
 - a. How many whole parcels and fractional parcels result?
 - b. That number, plus 2, is the allowable number of parcels; unless, under local ordinance, any parcel is too small, or has the wrong shape.
 2. Is the parent parcel over 120 acres?
 - a. If so, 12 parcels are allowed for the first 120 acres.
 - b. If so, 1 parcel is allowed for each whole 40 acres over 120; unless, under local ordinance, any parcel is too small or has the wrong shape.
 - c. **Parcels of 40 acres or more do not count.**
 - d. **Additional ("bonus") parcels are added under certain circumstances:**
 - i. If the parent tract is at least 20 acres, and
 - ii. If no new driveway accesses to an existing public road result; and
 - iii. One of the resulting parcels is at least 60% of the size of the parent parcel.
- II. Resulting parcels, whether by exempt split or by division, may be further divided as specified in the act, but not until 10 years after the recordation of the split or division, provided that not more than 2 parcels for the first 10 acres or fraction thereof, plus 1 for each whole 10 acres in excess of the first 10, result, and further that not more than 7 parcels result (10, if one is more than 60% of the area of the parcel or tract being partitioned or split), result.



Judith L. Ratering

ST. JOSEPH COUNTY TREASURER

Telephone: (269) 467-5525

Email: RateringJ@Stjosephcountymi.org

125 W. Main St.
P.O. Box 220
Centreville, MI 49032

CERTIFICATE OF PAID TAXES

Pursuant to the Land Division Act 288 of 1967, MCL 560.109(1)(i). This certificate is indicating the preceding 5 years of taxes on this date have been paid for the following parcel:

DATE PRINTED 09/17/2019

Parcel Number

75 014 009 027 00

OWNERS ADDRESS

FULBRIGHT JERRY & JILL REV TRU

23906 BUTTERNUT DR

STURGIS, MI 49091

PROPERTY ADDRESS

63633 FAIR RD

STURGIS, MI 49091

2019 LEGAL DESCRIPTION

COM W 1/4 COR SEC 9 T7S R10W TH E 520 FT TH S 133 FT TH E 140 FT TH S 460.93 FT TH E 108.44 FT TH S 69D E 100 FT TH S 21D W TH S 36D W 339.43 FT TH N 54D W 93.36 FT TH S 36D W 31.42 FT TH S 21D W 396.44 FT TH S 152.25 FT TH W 407.49 FT TH N 00D 25M W TO POB. EXC COM SLY COR LOT 16 LAKE SHORE SUB SEC 9 T7S R10W TH S 21D 06M 37S W (REC S 21D W) 31.15 FT (REC 31 FT) TH S 36D 23M 57S W (REC S 36D 00M W) 339.37 FT TH N 53D 31M 11S W 93.16 FT (REC N 54D W 93.36 FT) TH N 45D 18M 16S E 85 FT TH N 39D 05M 47S E 85 FT TH N 33D 42M 09S E 85 FT TH N 20D 43M 48S E 93.16 FT TH S 68D 30M 26S E 100.32 FT (REC S 69D E 100 FT) TO POB EXC. EST. 18 A +/- (SPLIT 014-009-027-40 SEPT/15)

SEC. 135 ACT 206, 1893 as Amended - (Sec C.L. 1929) Date 09/17/2019

I hereby certify that there are no tax liens of titles held by the state on lands described below, and that there are no tax liens or titles held by individuals on said lands for five years proceeding 1st day September and that the taxes for said period of five years are paid.

This certificate does not apply to taxes if any now in process of collection by township, city or village collecting officers.

St. Joseph County Treasurer _____

Certification Fee of \$5 collected: Check___ Cash___