

**LAND DIVISION APPLICATION
HOMESTEAD TOWNSHIP
BENZIE COUNTY, MICHIGAN
11508 Honor Hwy, PO BOX 315
HONOR, MI 49640**

PROPERTY PARCEL CODE:

Property Owner: _____ **Phone:** _____

Mailing Address: _____

Applicant (if different than property owner) _____

Mailing Address: _____ **Phone:** _____

Location of Parent Parcel to be Split: _____

Parcel size : _____ **# of new parcels** _____

Intended Use (residential, commercial, etc.) _____

Each proposed parcel has a width to depth ratio not exceeding 4:1 Access: Each division

has access as follows:

_____ Each new division has frontage on an existing public road.

_____ A new public road, proposed road name: _____
(cannot duplicate existing rd. name)

_____ A new private road, proposed road name: _____
(cannot duplicate existing rd. name)

_____ A recorded easement

Developmental Site Limits:

_____ The parcel is a river, stream, or lake frontage parcel.

_____ The parcel includes a wetland

_____ Any part of the parcel is within a flood plain

_____ Any part of the parcel includes slopes steeper than twenty five percent

_____ Any part of the parcel is on muck or soils known to have severe limitations for on-site sewage systems

_____ Any part of the parcel is known or suspected to have an abandoned well, underground storage tank or contaminated soils

Each proposed division conforms with one of the following zoning requirements:

_____ FR Forest Residential 217,800 sq. ft. 5 acres, 300 feet frontage

_____ RR Rural Residential 108,900 2.5 acres 200 feet frontage

_____ R-1 Single Family Residential 43,560 1 acre 150 feet frontage

_____ Mixed Residential 20,000 sq. ft. 75 feet frontage

_____ Manufactured Community 435,700 10 acres 500 feet frontage
_____ General Commercial 1 acre 150 feet frontage

Future Divisions being transferred from the parent parcel to another parcel.

_____ Number transferred (Section 109 (2) of Statute) Deed must include both statements as required in Section 109 (3 & 4) of the Statute.

Attachments:

- _____ A survey that complies with the requirements of PA 132 of 1970 as amended for the proposed division (s) of the parent parcel showing:
 - _____ all previous divisions made after 3.31/97 (indicate when made or none)
 - _____ dimensions and legal description of the existing parcel and the parcels proposed to be created by the division(s)
 - _____ existing and proposed road/easement right of way(s)
 - _____ any existing improvements (buildings, wells, septic systems, driveways, etc.)
 - _____ any of the features checked in developmental site limits section with legal descriptions
- _____ A paid tax receipt – showing that taxes are paid up to date
- _____ Approval by MDOT for State Highway or Benzie Co. Rd. Comm.
- _____ If under one (1) acre, Benzie Co. Health Department Approval

Affidavit and permission for municipal, county and state officials to enter the property for inspections:

I agree that the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parcel division(s). Further, I agree to give permission for officials of the municipality, county and state of Michigan to enter the property where this parcel division is proposed for the purposes of inspection. Finally, I understand that this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act, as amended, and does not include any representation or conveyance rights in any other statutes, building code, zoning ordinance, deed restrictions or any other property rights.

I understand that local ordinances and state acts change from time to time, and if changed, the divisions made here must comply with the new requirements (must apply for division approval again), unless deeds representing the approved divisions are recorded with the Benzie County Register of Deeds or the division is built upon before the changes in laws are made.

Property Owners Signature _____ **Date** _____

Official action: Date submitted: _____ Total \$ _____ Check # _____

Application approved: date _____

Conditions, if any _____

Approved by: _____ Assessor _____ Supervisor _____

_____ Zoning Administrator _____ Date _____

Denied _____ Reasons _____

Signature: _____ Date _____

(2/25/2020)