

Rutland Charter Township
2461 Heath Road
Hastings, MI 49058
(269) 948-2194 Phone
(269) 948-4180 Fax

APPLICATION FOR APPROVAL OF LAND COMBINATION

Application # _____ Date filed _____

Base Application Fee \$ _____

Note: applicant is responsible for all “actual costs” ultimately incurred by Township with respect to the application, pursuant to Rutland Charter Township Board Resolution No. 2017-115.

Applicant Information

Name

Mailing street address

Preferred telephone number

City, State, Zip

Alternate telephone number (optional)

e-mail address (optional)

Property Owner Information (if not applicant)

Name

Mailing street address

Preferred telephone number

City, State, Zip

Alternate telephone number (optional)

e-mail address (optional)

Property Information

Total acreage of parent parcel/parent tract (3-31-1997)_____

Total acreage of all previous divisions of parent parcel/parent tract_____

Street address of subject property_____

Official identification numbers of parcels proposed to be combined_____

Total number of parcels resulting from the proposed combination_____

**Additional Information required to be included with application
(to the extent applicable to the proposed combination)**

- A. Evidence of land title sufficient to establish a parent parcel/parent tract which is the subject of the proposed combination was lawfully in existence on March 31, 1997.
- B. An adequate and accurate legal description of each parcel proposed to result from the combination.
- C. A tentative parcel map, drawn to an identified scale, showing all of the following with respect to each parcel proposed to result from the combination:
 - 1. Dimensions (in feet) of all lot lines.
 - 2. Area (in square feet or acreage, as most applicable).
 - 3. Parcel boundary lines.
 - 4. Public utility easements.
 - 5. Accessibility (an area where an existing easement or a driveway will provide vehicular access to an existing road or street, meeting all applicable location standards of the Barry County Road Commission or Michigan Department of Transportation, as applicable). **Attach copy of any issued driveway permit.** Include street/road names, including name of any applicable private road.

Note: if any proposed new parcel will be accessed by a private road, the private road must be approved pursuant to § 220-17-13 of Township Code before building permits/zoning compliance permits can be issued.

6. The location of all existing buildings and structures, and the distances (in feet) from the buildings/structures to all existing and proposed parcel boundary lines. Note: This applies to wells and septic systems, as well as buildings and other structures.

Note: if the Administrator determines any of the content required by items 1-6 above is not adequately or accurately shown on the tentative parcel map, the Administrator may require the initial filing to be supplemented with an adequate and accurate tentative parcel map, or with a survey prepared by a surveyor licensed by the State of Michigan, in the reasonable discretion of the Administrator.

7. The location and identification of any lake or other watercourse, wetland, floodplain, or county drain (to evaluate implications of any statutory or ordinance requirement on a parcel proposed for building development).
- D. Such additional information as may be reasonably required by the Administrator to make a determination on the application pursuant to the applicable requirements of the Rutland Charter Township Land Division, Combination, and Boundary Adjustment Ordinance and the Michigan Land Division Act; including, where applicable, information pertaining to a proposed transfer of division or development rights.

Note: the filing of this application constitutes permission for the Administrator or the designee of same to enter the subject property without prior notice for purposes of inspection to verify the information on this application.

If this application is approved, I understand such approval is only a determination that the land combination complies with the applicable requirements of the Rutland Charter Township Land Division, Combination, and Boundary Adjustment Ordinance, and is not a determination that the resulting parcels comply with other applicable ordinances or regulations pertaining to the use or development of the parcels.

I also understand the approval of the land combination is not a determination or representation with respect to the potential issuance of a building permit or applicable approvals of a water supply and sewage disposal system for any resulting parcel.

If the application is approved, I also understand it is my responsibility to notify the Barry County Planning and Zoning Office for assignment of an address for each resulting new parcel; and it is also my responsibility to arrange for the appropriate deeds or other intended instruments of conveyance of property for which this application is approved.

Review and approval or disapproval of this application is dependent on the accuracy of the information provided by the applicant. An application approved based on inaccurate or false information shall be null and void. Further, any combination of land created in noncompliance with the Ordinance shall not be recognized on the Township real property assessment and taxation records, or

zoning records, and shall be subject to such other consequences as may be provided by law.

I certify the truth and accuracy of this application, including the information stated on this application form, the tentative parcel map, and any other supplemental information submitted with respect to this application.

Date _____

Signature of applicant

FOR ADMINISTRATOR USE ONLY

Note to Administrator: check either box A or box B below.

A. The application is approved, as I have determined all the following requirements are met:

1. The applicant has filed a complete application pursuant to the applicable requirements of Section 5 of the Land Division, Combination, and Boundary Adjustment Ordinance (Township Code § 200-5).
2. The proposed combination will not violate any provision of the Land Division Act.
3. The proposed combination will not cause any existing parcel that is a conforming lot under the Township Zoning Ordinance to become a nonconforming lot under that ordinance, and will not cause any existing nonconforming under that ordinance to become more nonconforming.

B. The application is disapproved, because the application does not meet one or more of the requirements specified above for approval (indicate as applicable items A.1-3):

Date: _____

Administrator