

ORDINANCE NO. 17-

Red lined Version

NORTHFIELD TOWNSHIP, WASHTENAW COUNTY MI

AN ORDINANCE OF THE BOARD OF TRUSTEES OF NORTHFIELD TOWNSHIP, MICHIGAN TO AMEND THE NORTHFIELD TOWNSHIP LAND DIVISION ORDINANCE BY REVISING THE APPLICATION AND FEE REQUIREMENTS.

Whereas, the Planning Commission deems it necessary and in the interest of the public to revise the application and fee requirements of the Northfield Township Land Division Ordinance, Chapter 14 of the Code of Ordinances;

Whereas, at its meeting on June 7, 2017, the Planning Commission held a public hearing and adopted motions recommending approval of the following amendments;

Now, therefore, be it ordained by the Northfield Township Board of Trustees that the Land Division Ordinance be amended as follows:

Section 1: Code of Ordinances Chapter 14, Article II, Section 14.22 (Applications for Land Division Approval) be amended by deleting Section 14-22(a) and the substitution of following provisions in its place and stead:

- (a) An applicant shall file all of the following with the township assessor or other official designated by the township, for review and approval of a proposed land division before making any division either by deed, land contract, lease for more than one year, or for building development:
- (1) A completed application on such written form as the township will provide, including any exhibits described therein.
 - (2) Proof of fee ownership of the land proposed to be divided. If applicant is not the fee owner, the written consent of the fee owner shall be included.
 - (3) A tentative parcel map drawn to scale including an accurate legal description of each proposed division, and showing the boundary lines, approximate dimensions, and the accessibility of each division for automobile traffic and public utilities.
 - (4) Proof that all standards of the Act and this article have been met.
 - (5) If a transfer of division rights is proposed in the land transfer, detailed information about the terms and availability of the proposed division rights transfer.
 - (6) A nonrefundable application fee of ~~\$70.00 for the first division, plus \$10.00 for each division, up to a maximum charge of \$250.00~~, shall be paid at the time of submittal of the application to cover the costs of review of the application and administration of this article and the Act.

Section 2: MISCELLANEOUS

If any portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of any other portion of this Ordinance.

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency. Provided, however, that such repeal shall be only to the extent of such inconsistency, and in all other respects the ordinances or parts of ordinances are hereby ratified, re-established and confirmed.

Section 3: Effective Date

The provisions of this Land Division Ordinance amendment are hereby ordered to take effect eight (8) days following its publication in a newspaper of general circulation within the Township. This Ordinance is hereby declared to have been adopted by the Township Board of Trustees of the Township of Northfield in a meeting duly called and held on this _____ day of _____, 2017.

**TOWNSHIP OF NORTHFIELD,
WASHTENAW COUNTY, MICHIGAN**

Marlene Chockley, Supervisor

ATTEST:

Kathleen Manley, Clerk

I, Kathleen Manley, Northfield Township Clerk, hereby certify as follows:

A. The above Ordinance was passed by the Northfield Township Board of Trustees on the _____ day of _____, 2017. The names of the members voting thereon and how each member voted was as follows:

Yeas: _____

Nays: _____

Absent: _____

B. A true copy of the above Ordinance was published in Ann Arbor News, a newspaper circulating within the Township, on the _____ day of _____, 2017, and;

C. The effective date of the above Ordinance is the _____ day of _____ 2017.

NORTHFIELD TOWNSHIP BOARD

By: _____

Kathleen Manley, Clerk

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Clean Copy

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NORTHFIELD TOWNSHIP BOARD

By: _____

Kathleen Manley, Clerk