

BEAR CREEK TOWNSHIP
EMMET COUNTY MICHIGAN

ORDINANCE NO. 87-10

BEAR CREEK TOWNSHIP LOT
DIVISION
EFFECTIVE DATE May 06, 1987

THE TOWNSHIP OF BEAR CREEK, EMMET COUNTY, MICHIGAN ORDAINS:

Sec. 1. NAME

This Ordinance shall be known and cited as the Bear Creek Township Lot Division Ordinance.

Sec. 2. PURPOSE

The purpose of this Ordinance is to regulate division of lots in recorded plats pursuant to Section 263 of Act 288 of the Public Acts of 1967 (MCLA 560.101 et seq). Sec.

3. REGULATIONS

The division of a lot in a recorded plat is prohibited, unless approved following application to the Township Board. The application shall be filed with the Township Clerk and shall state the reasons for the proposed division. No lot in a recorded plat shall be divided into more than four (4) parts and the resulting lots shall be not less in area than permitted by the current township or county zoning ordinance. No building permit shall be issued, or any building construction commenced, unless the division has been approved by the Township Board and the suitability of the land for building sites has been approved by the County or District Health Department. The division of a lot resulting in a smaller area than prescribed herein may be permitted but only for the purpose of adding to the existing building site or sites. The application shall so state and shall

be in affidavit form and shall contain a drawing showing the dimensions and description of each part of the lot as proposed for dividing.

Approval of the division of a lot in a recorded plat shall be contingent on an agreement in writing by the applicant that any sales contract, deed or any other document presented for recording at the office of the county register of deeds shall be accompanied by a copy of the written approval of the Township Board and a copy of the drawing of the lot as approved for dividing.

The county register of deeds shall not record a document involving the division of a lot in a recorded plat unless approved by the Township Board in compliance with the provisions of this ordinance.

Sec. 4. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this Ordinance other than said part or portion thereof.

Sec. 5. PENALTY

Any person, firm or corporation who violates any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than \$100 or by imprisonment in the County Jail for a period not to exceed 90 days or by both such fine and imprisonment. Each day that a violation continues to exist shall constitute a separate offense. Such penalty provision shall not preclude any civil action against a violator for injunctive or other relief.

CLERK'S CERTIFICATE OF PUBLICATION

The foregoing ordinance was duly adopted and passed by the Township Board of Bear Creek Township, Emmet County, Michigan, on the 1 day of July, 1987, by the following vote:

_____ Supervisor	_____ (Yes or No)
_____ Township Clerk	_____
_____ Township Treasurer	_____
_____ Township Trustee	_____
_____ Township Trustee	_____

I further certify that the foregoing ordinance was published in the Petoskey News-Review, a newspaper of general circulation in the above Township, on the 14th day of July, 1987.

DAWN H. DANN
Notary Public, Emmet County, Mich.
My Commission Expires June 5, 1989

Township Clerk